

INTRODUCING
7 Longbeach Apartments, La Rue A Don, Grouville, JE3 9DY



Connecting People & Property Perfectly.

COMMANDING EXCEPTIONAL SEA VIEWS.

A most delightful purpose-built 2 bedroom apartment, located within a sought-after residential development located directly beside the beach at Gorey.

The apartment, which is set on the first floor with passenger lift access, enjoys magnificent direct sea views over the Royal Bay of Grouville and is located close to the development's private beach access and to the promenade walk, which leads to Gorey Harbour with its many restaurants. Gorey Village with its everyday shopping facilities are also within only a few minutes walking distance. Of approximately 997 sq.ft., the accommodation which is electrically centrally heated and double glazed, comprises: entrance hall and cloakroom, an attractive living room with access to good sized balcony, fitted kitchen, main bedroom with ensuite bathroom and balcony access, and a second bedroom with ensuite shower room. There are 2 on-site parking spaces plus visitor parking.

A viewing of this excellent seaside apartment is recommended.

- **With stunning sea views**
- **Purpose built two bedroom, two bathroom apartment**
- **Large south facing observation balcony**
- **Two parking spaces plus visitors**
- **Attractive living room with balcony access**
- **Sought after beach side development**

Price £865,000 | Qualified | Share Transfer



1



2

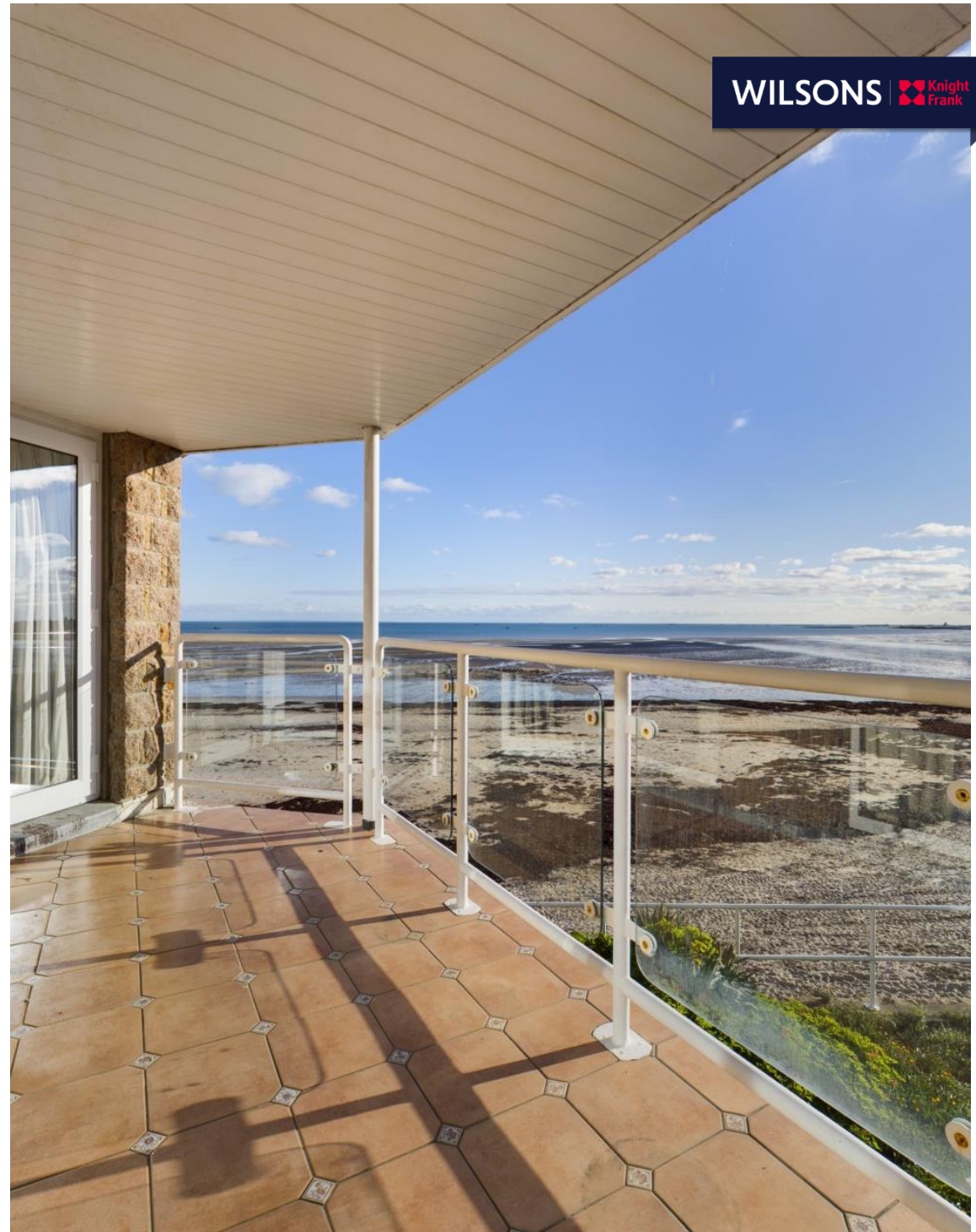


2



2

PROPERTY ID: 3044



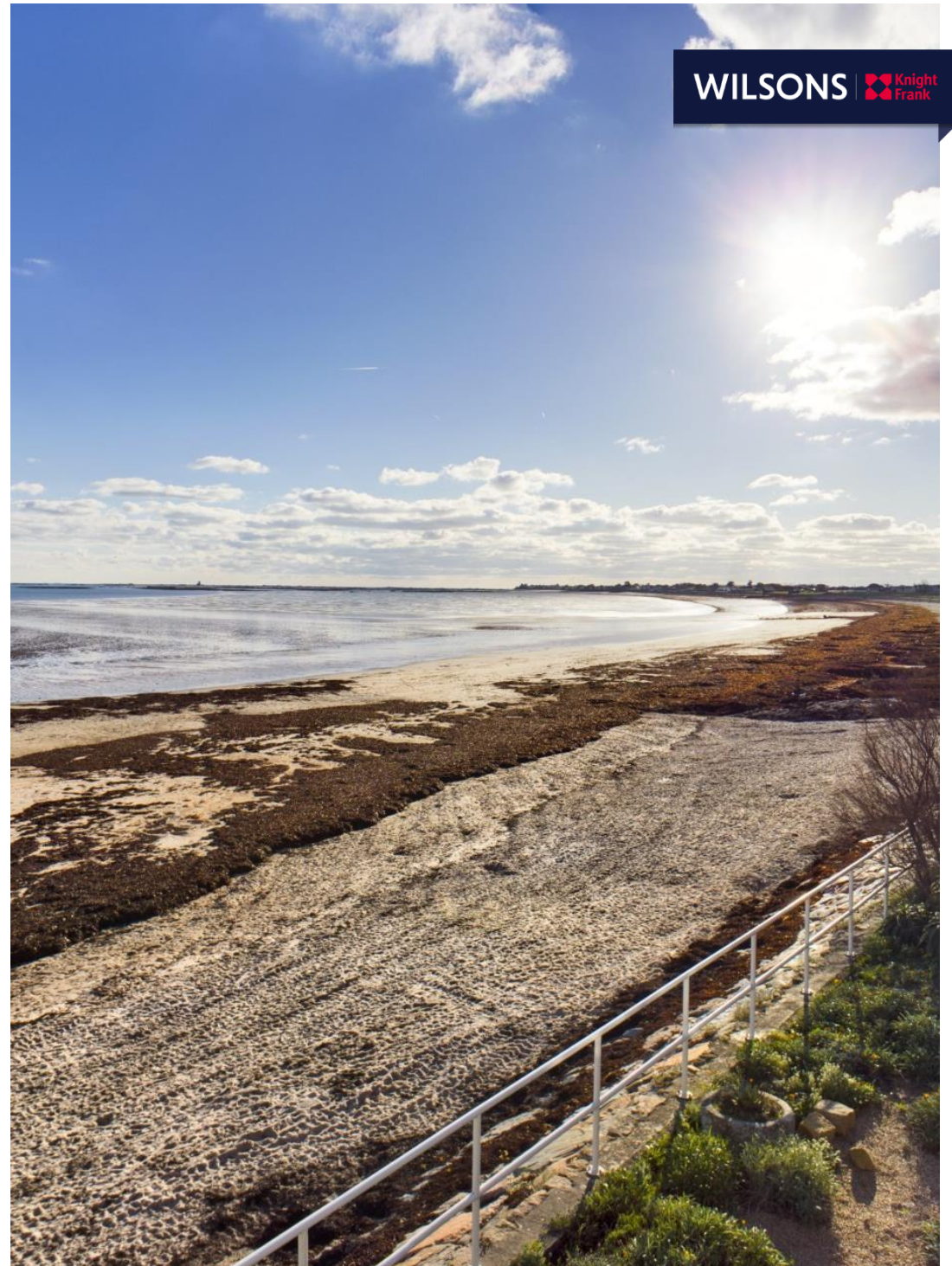
WILSONS | Knight Frank



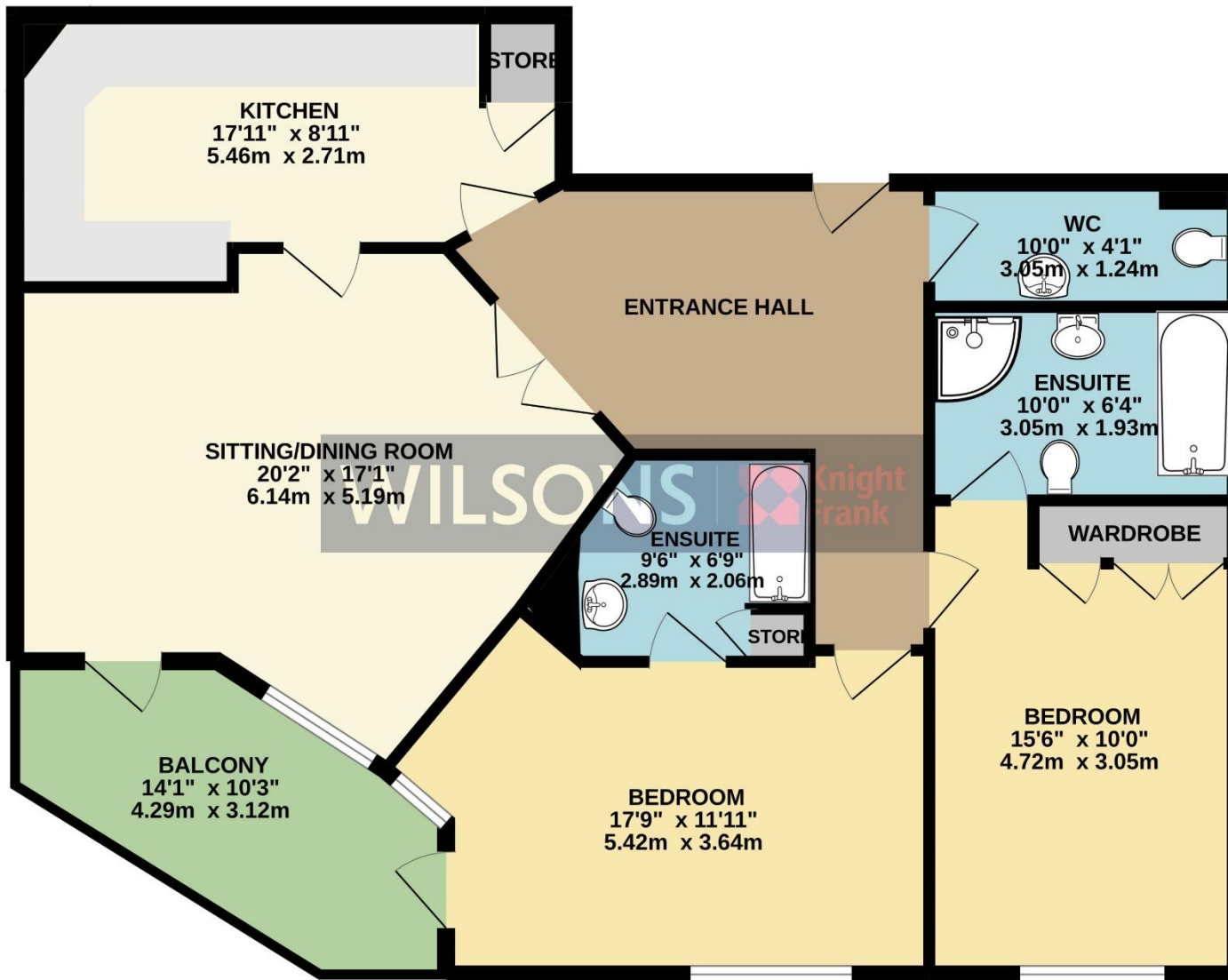






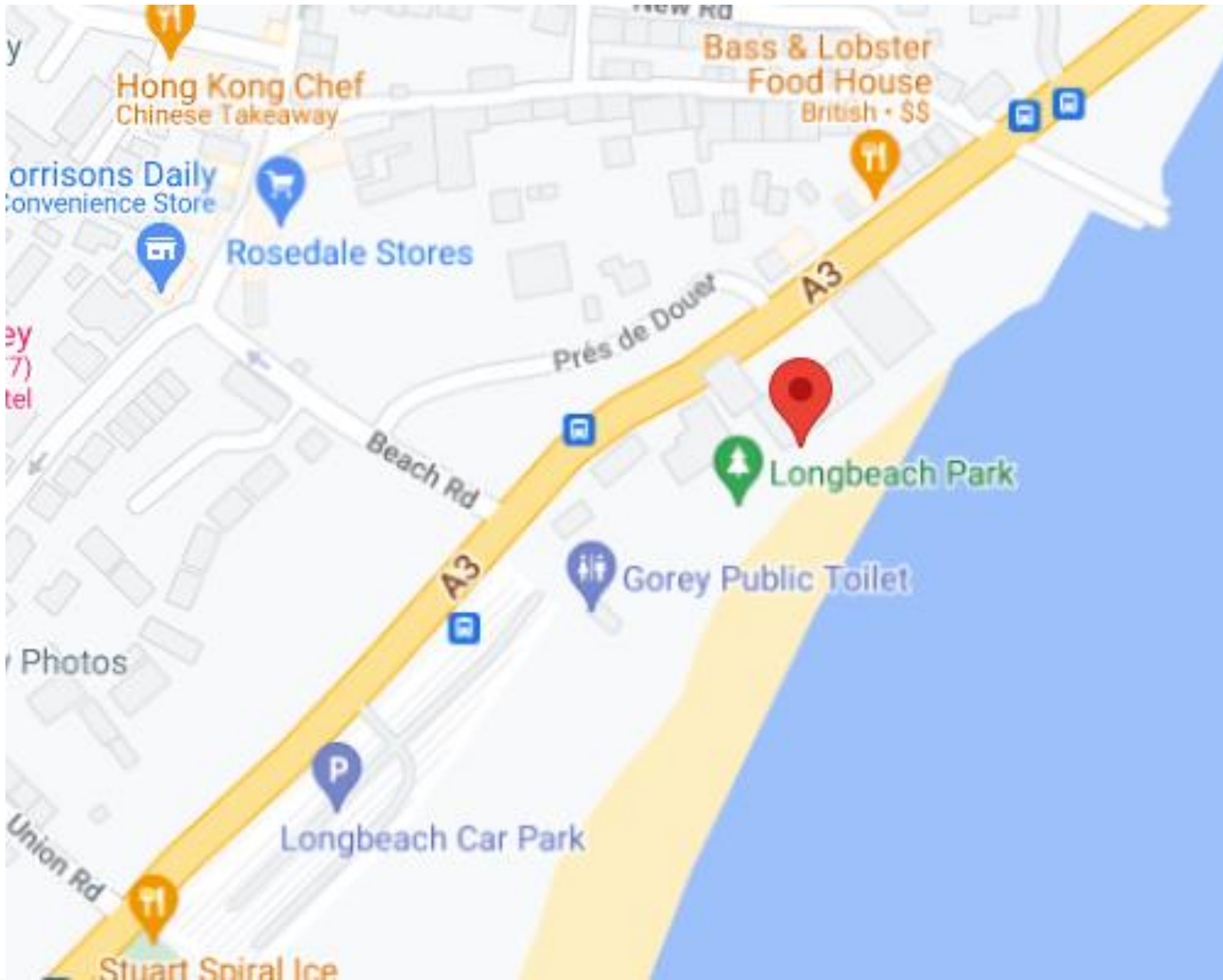


FIRST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

- Mains water
- Mains drains
- Electric central heating
- Fully double glazed throughout

Service charge of £248 pcm. To include, lift costs, building insurance, rates, cleaning, management agent fees etc.

DIRECTIONS

Pass Gorey common on your left, Longbeach Apartments is on the right-hand side between the car park and the slip.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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