

INTRODUCING

5, L'Hameau D'Anne Port, Les Charrières D'Anneport, St Martin, JE3 6DT



Connecting People & Property Perfectly.

This stunning modern townhouse, built twenty years ago, is perfectly situated in a tranquil location, just a stone's throw away from the beach, with breathtaking sea views over St Catherine's Bay from all floors. As you step inside, you'll be greeted by the entrance hall, through to a spacious kitchen/breakfast room, leading through to the dining room, perfect for entertaining guests benefiting from the stunning sea views. There is also a cloakroom on the ground floor. The first floor comprises of a large dual aspect, sitting room, ideal for relaxing after a long day while admiring the view. The second floor boasts two double bedrooms, both complete with en-suite bathrooms for maximum comfort and privacy. Outside is your own private paved garden, a perfect spot to enjoy the sun and fresh sea air plus a communal lawned garden area with far reaching views over the bay. There are two parking spaces and additional visitors parking.

- **Modern townhouse**
- **Stunning sea views over St Catherine's Bay**
- **Kitchen/breakfast room, dining room & large sitting room**
- **Two double bedrooms with en-suite bathrooms**
- **Private paved garden and communal lawned garden area**
- **Two parking spaces plus additional visitors parking**

Price £760,000 | Qualified | Freehold



2



2



2



2

PROPERTY ID: 3132



WILSONS Knight Frank







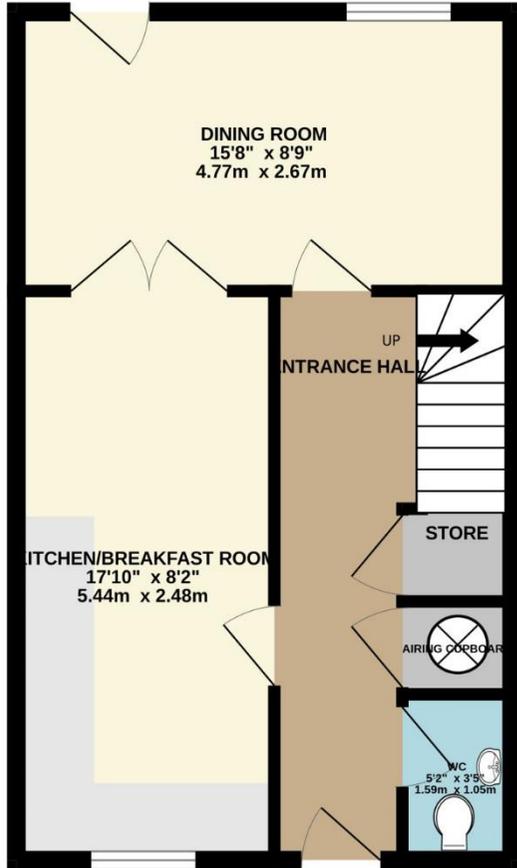




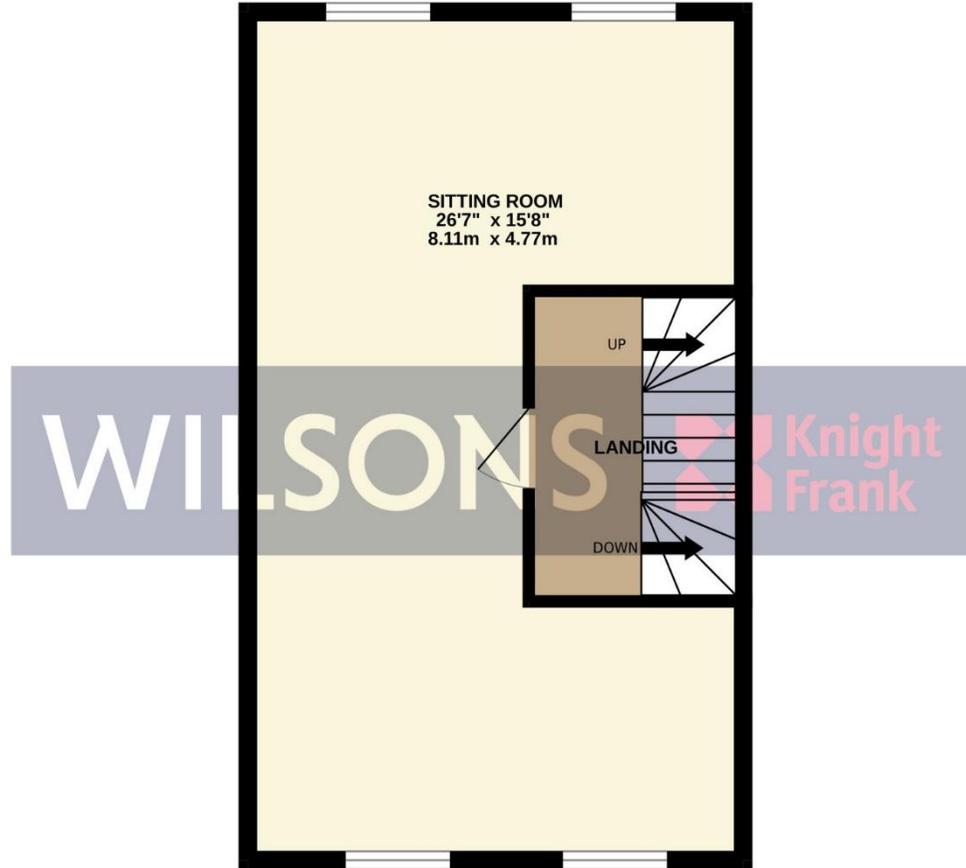




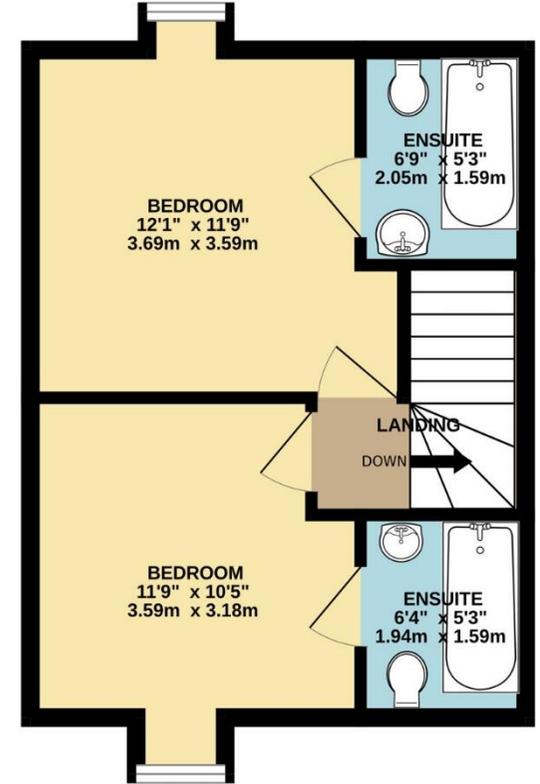
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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 drains
Mains water
Mains gas fired central heating

SERVICE CHARGE

Residents' association maintains upkeep of common areas, covers communal electricity and communal water. Circa £200 - £300 per annum.

DIRECTIONS

Heading up Route de la Cote, pass The Crab Shack on your left hand side, follow the road round until the left hand bend. The road then forks to the left into, Les Charriers d'Anneport. Take the first left into L'Hameau D'Anne Port.

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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