

INTRODUCING  
12, Coastland Avenue, Greve D`Azette, St Clement, JE2 6PU



Connecting People & Property Perfectly.

This charming terrace house presents an incredible opportunity to own a property just a stone's throw away from the beach, with the added convenience of being a short walk from town. Situated on a good bus route, this location offers both tranquillity and easy access to various amenities. In need of modernisation, there is potential to create your dream home. Comprising porch, entrance hall, sitting room (with fireplace), dining room (with fireplace), kitchen, sun room and shower room on the ground floor. Upstairs on the first floor, are two generous double bedrooms, as well as a single bedroom that could serve as an office or bedroom. The first floor also has a bathroom and a separate WC. The second floor has a spacious, light-filled double bedroom, which could be transformed into a luxurious master suite. The property offers space for three to four cars, along with the added convenience of two single garages. Additionally, a patio area to the rear provides a charming spot for outdoor entertaining, while a small garden at the front adds a touch of greenery and curb appeal. In summary, this terrace house presents an incredible opportunity to create your ideal beach side home. With its prime location across from the beach, a short walk into town, and excellent bus connections, convenience and relaxation are at your doorstep. Although some modernisation is required, the potential to transform this property is limitless.

- **Beach side property with convenience**
- **Prime location with amenities**
- **Modernisation potential for dream home**
- **Three double bedrooms, one single bedroom**
- **Parking for multiple cars, two garages**
- **Charming patio garden**

**Price £699,000** | Qualified | Freehold



2



4



2



3

PROPERTY ID: 3223



**WILSONS** Knight Frank



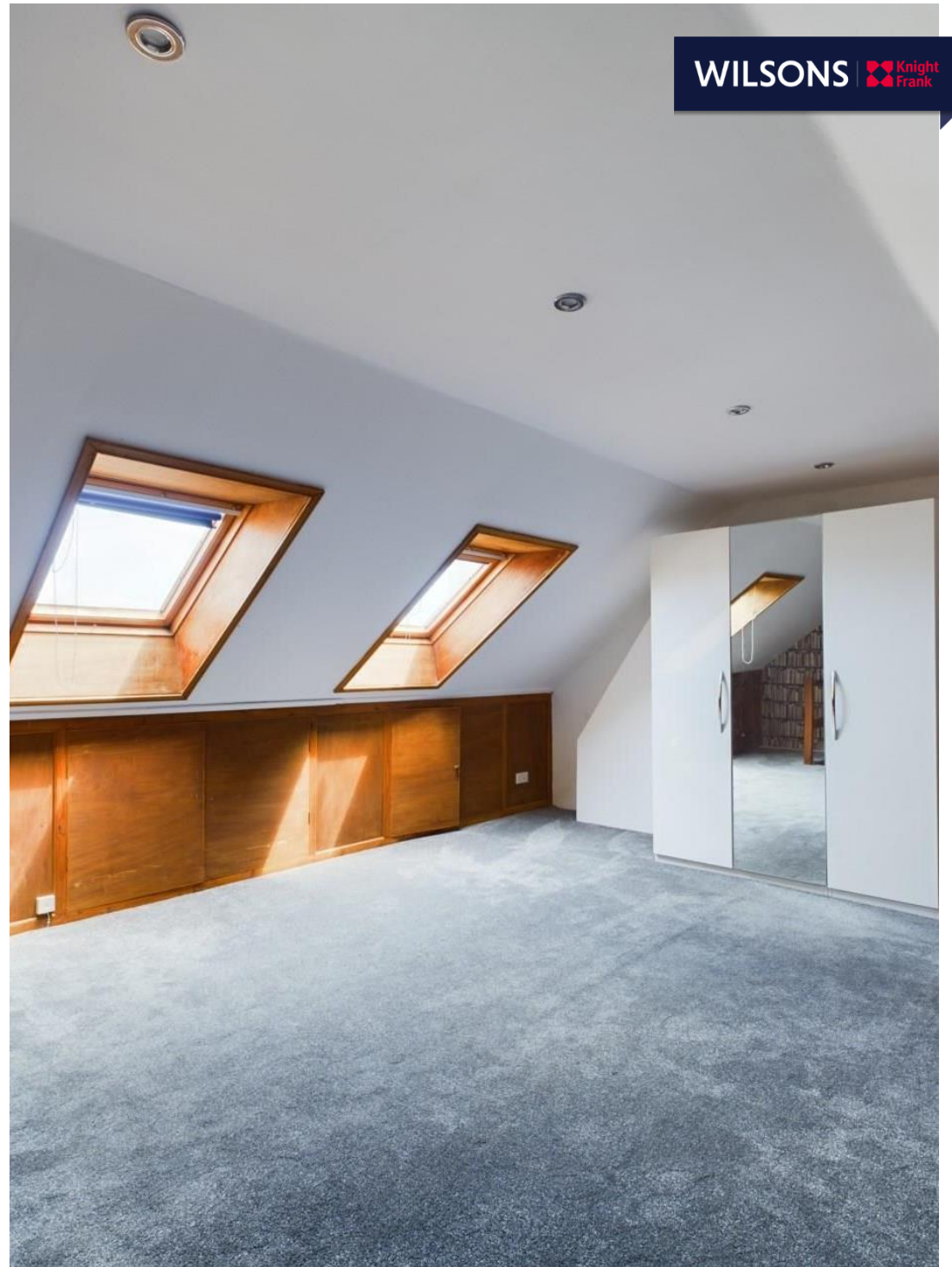
















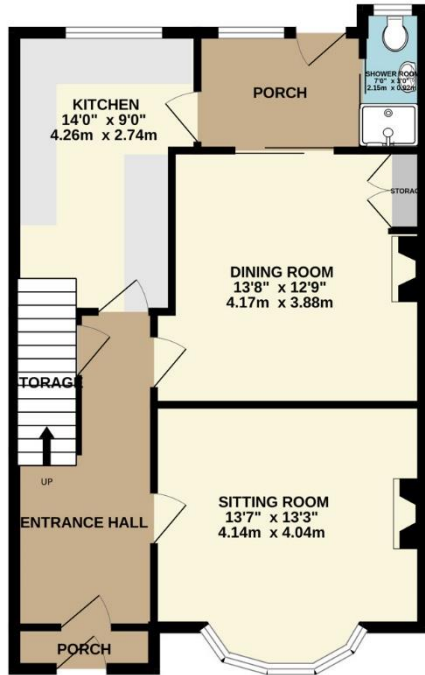




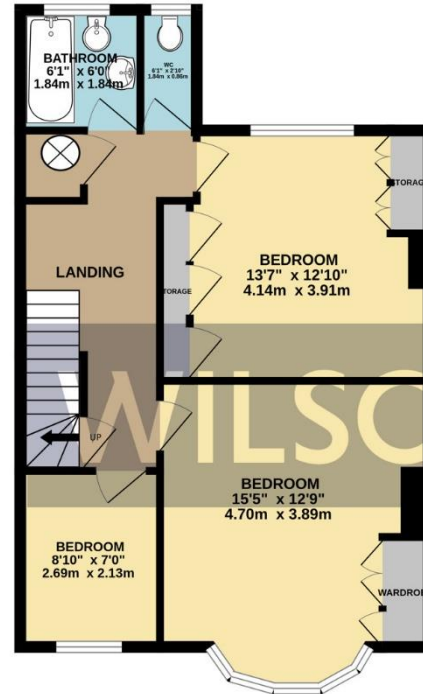




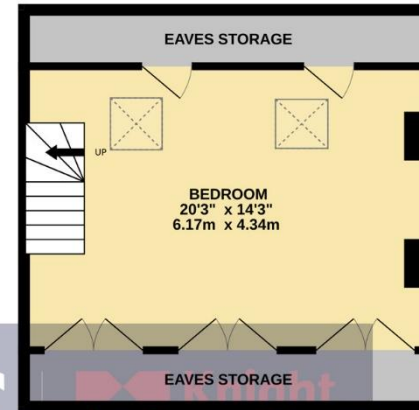
GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



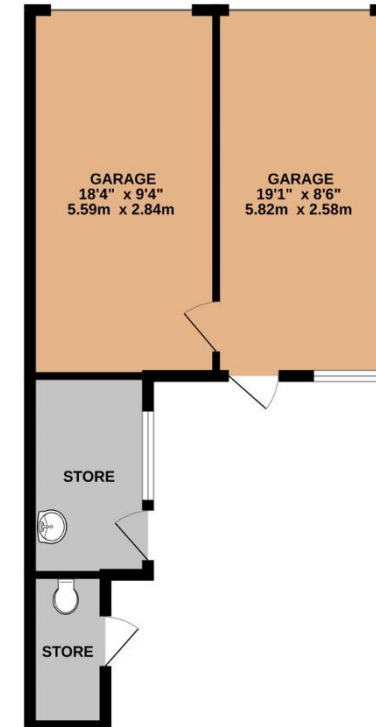
1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



GARAGING  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 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  
Mains gas (capped)  
Electric heating

### DIRECTIONS

Turn into Green Road from La Greve d'Azette (Coast road), follow the road to the right, take the first right turning into Coastland Avenue, follow the lane for 100 meters, no 12 is on the right hand side.

### 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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