

INTRODUCING

3 Elizabeth House, The Waves, Grande Route Des Sablons, Grouville, JE3 9FP



Connecting People & Property Perfectly.

ELIZABETH HOUSE

CONWAY HOUSE

KEPPEL HOUSE

TOWER HOUSE



This most desirable new build house, is set within the prestigious 'The Waves' development near La Rocque Harbour. The 2015 sq.ft. property enjoys unrestricted sea and beach views and benefits from a wraparound sea facing sun deck, a further terrace and large 1st floor balcony. Splendid open plan living room together with three bedroom suites. Beach side living at its ultimate.

The Waves also offers charge points for electric cars, and a communal bike store whilst providing spectacular panoramic sea views, surrounded by natural beauty in a great location. Finished throughout to the highest specification with fitted kitchens and full appliances. Featuring: visitor parking, private air-conditioned gym, fully equipped with shower facilities; aluminium double glazed windows; under floor heating system; luxury fitted kitchens with full appliances and utility rooms; bathroom/ shower rooms - fully tiled and Duravit sanitary ware/ furniture; satellite, smart network and data network, these properties have it all.

- **Luxury three bedroom suite sea front home**
- **Unrestricted sea and beach views**
- **Wraparound sea facing sun deck, plus 1st floor balcony**
- **Open plan living room**
- **Finished to the highest specification**
- **Private gym and landscaped communal garden**

Price £2,495,000 | Qualified | Share Transfer



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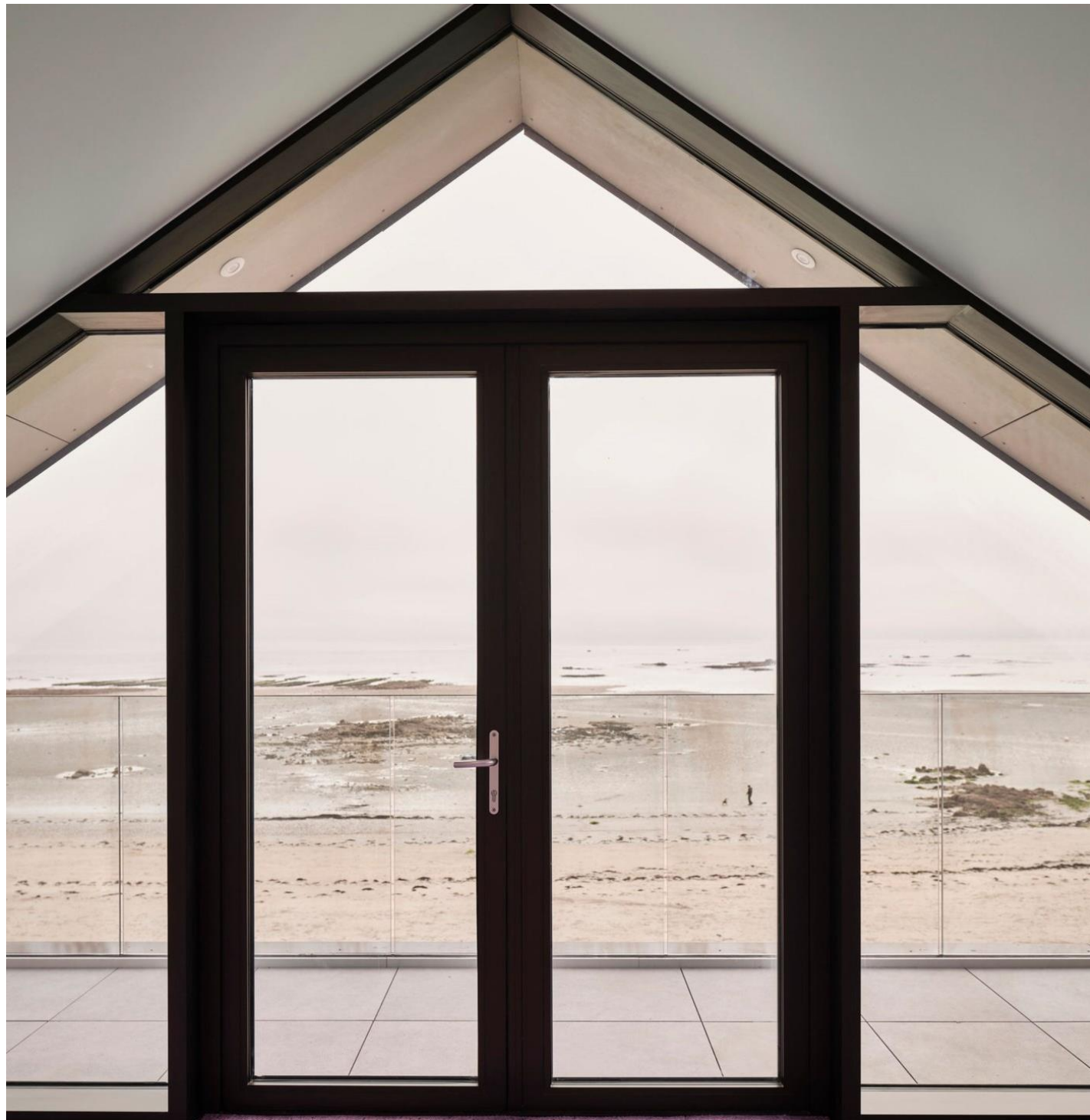
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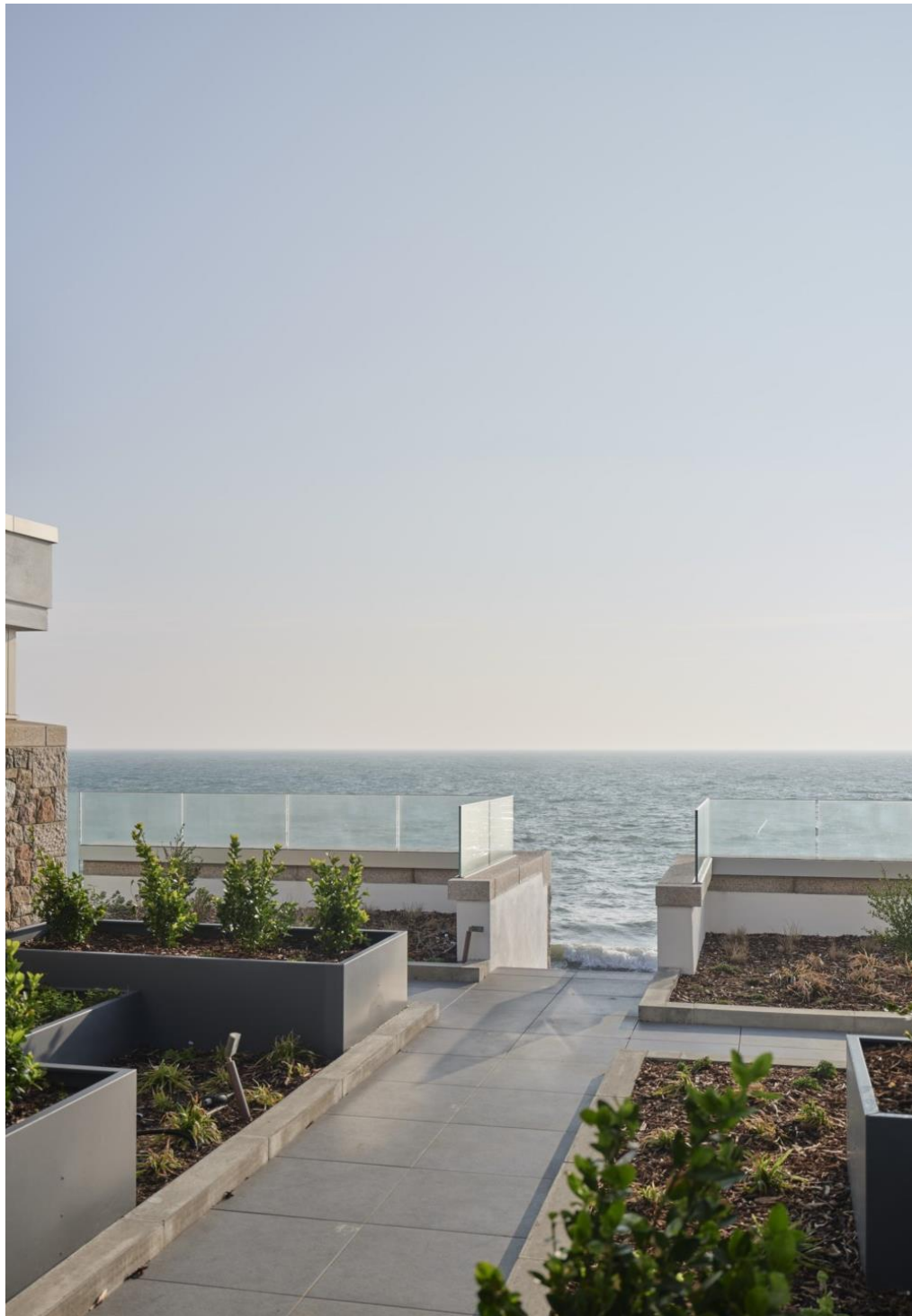


WILSONS 

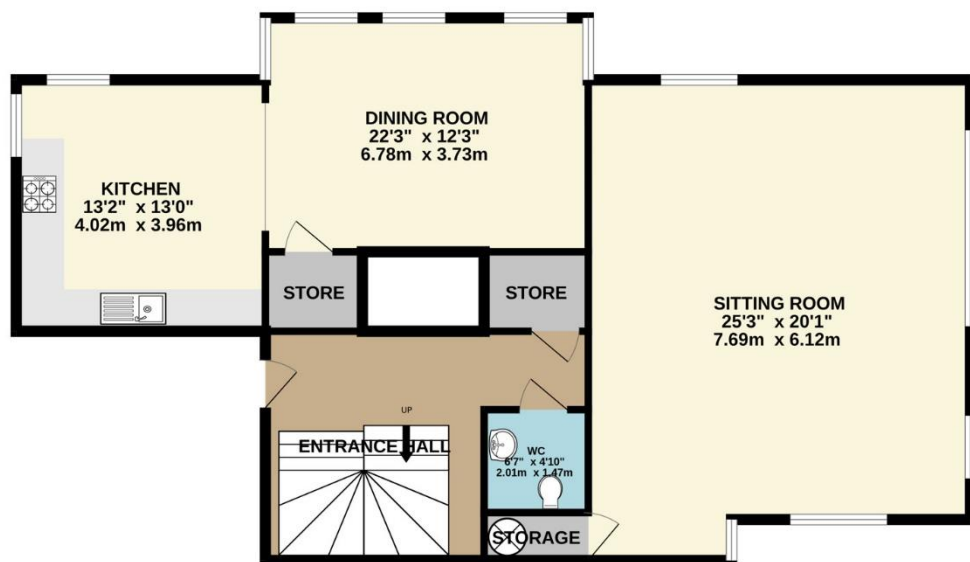




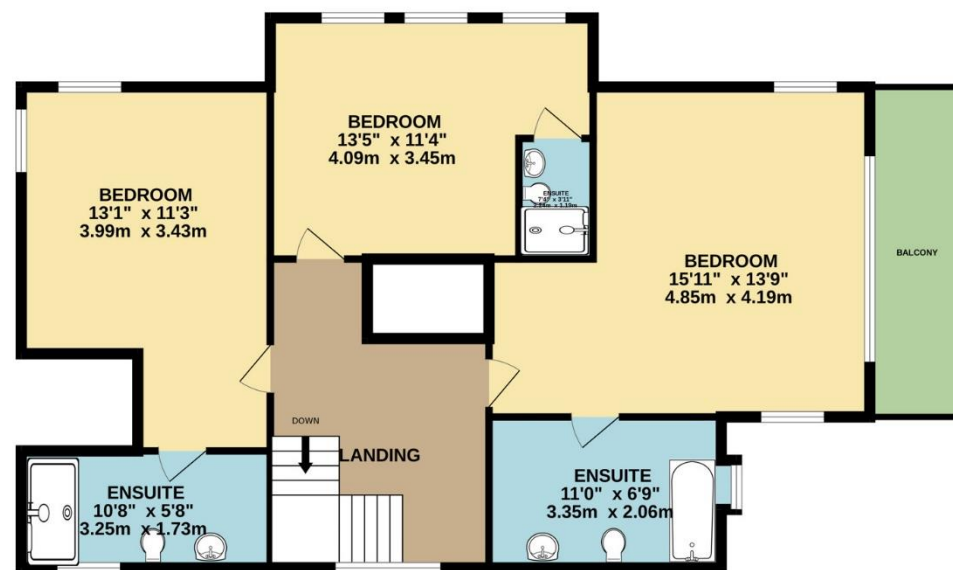




FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 2061sq.ft. (191.5 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 water
Mains drains
Air source
Heat pump underfloor central heating
Fully double glazed

DIRECTIONS

On the coast road heading East in direction of Gorey, pass La Rocque Harbour on right hand side and 'The Waves' development is a few hundred yards further on the right (seaside of road).

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

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Call: +44 (0) 1534 877977
Email: office@wilsons.je

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