

INTRODUCING  
Little Haven, Clairmont Road, St Saviour, JE2 7RT



Connecting People & Property Perfectly.

Nestled in a quaint location, this charming bungalow, built in the 1950's, positioned just a stone's throw away from major schools, town centre and shops, convenience and accessibility are key features of this delightful property. Boasting three bedrooms and two reception rooms, this well built residence exudes a sense of warmth and character. One of the stand out features of this bungalow is its enchanting wrap around sun trap garden. The well manicured garden not only provides a private oasis but also offers a perfect setting for outdoor gatherings, relaxation, and play. Enjoying distant views of the sea and the surrounding rural landscape, creating a picturesque backdrop that adds to the properties allure. Surrounded by historical buildings, the bungalow becomes a part of the rich tapestry of the local heritage. Numerous works have been undertaken to enhance and improve the residence, ensuring a comfortable and stylish living space. Access to the property is secured through a gated entrance, providing an added layer of privacy and security. The bungalow sits on a large plot, offering ample space for outdoor activities, expansion possibilities, and gardening enthusiasts. A garage and dedicated parking space further add to the convenience and practicality of this well appointed home.

Approved plans in place for 2 extensions if desired B/2023/0994

- **Charming Bungalow**
- **Large plot with delightful views**
- **Three Bedrooms**
- **Wrap around garden**
- **Garage and parking**
- **Approved plans for extensions if desired**

**Price £1,195,000** | Qualified | Freehold



2



3



1



4

PROPERTY ID: 3350























GROUND FLOOR  
1552 sq.ft. (144.2 sq.m.) approx.

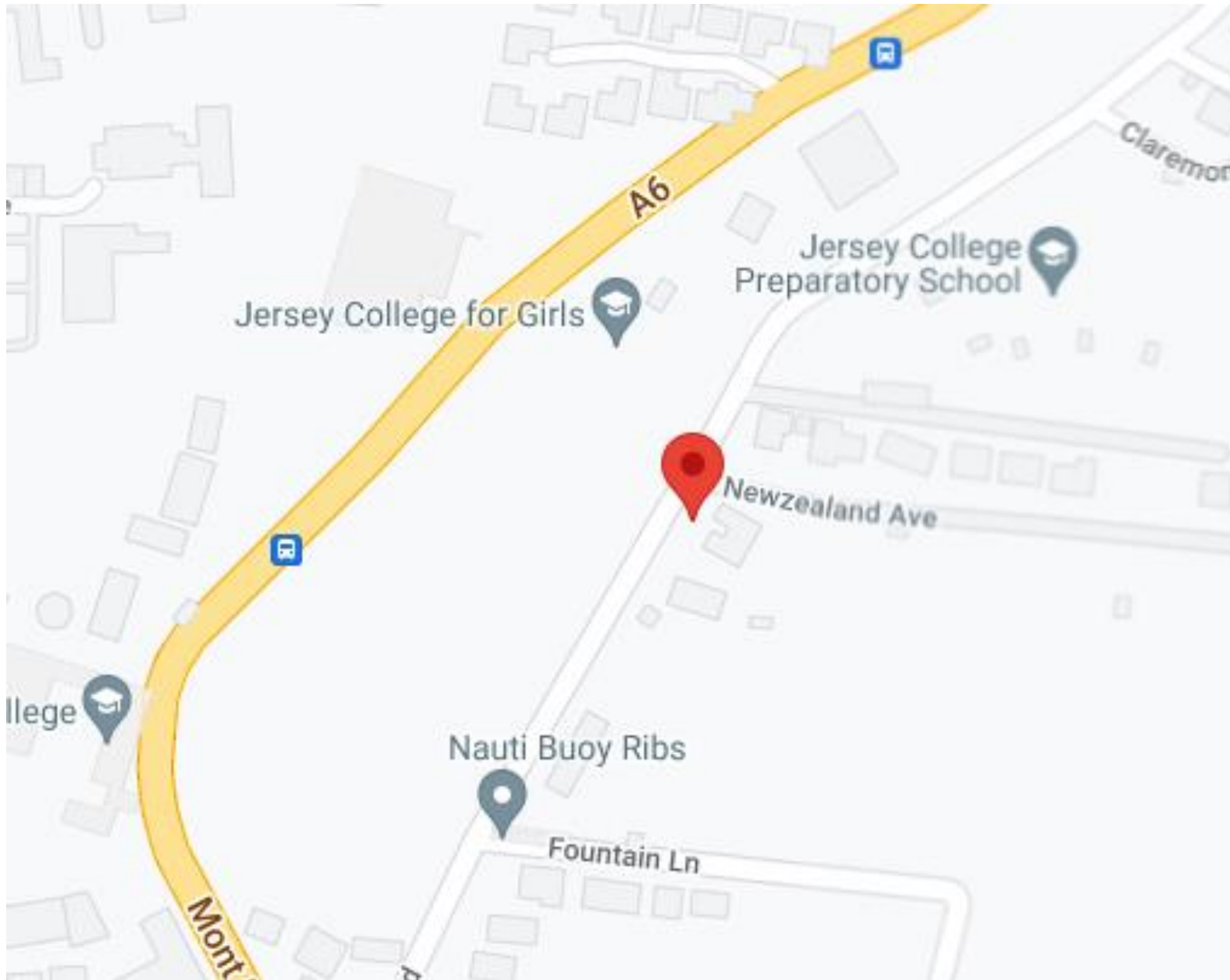


TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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

All mains  
Rointe Electric Efficient Radiators  
No gas

## DIRECTIONS

### 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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