

INTRODUCING
Lazarette, Les Ruisseaux, St Brelade, JE3 8DD



Connecting People & Property Perfectly.

This detached bungalow residence occupies a much sought after sheltered and sunny location set within the exclusive Les Ruisseaux Estate, with nearby access onto Quaisne Common and the beach beyond.

Constructed in the early 1960's the property now offers great potential for improvement to provide a highly desirable manageably proportioned home. Total floor area is understood to be in the region of 1,350sq ft (plus basement) and currently the accommodation comprises: three bedrooms, two bathrooms (1 en-suite), living room, conservatory and kitchen/ breakfast room plus utility. Externally there is a double detached garage and manageable garden areas, together with a raised sun deck.

Huge further potential.

- **Exclusive location**
- **Redevelopment opportunity**
- **Manageable size**
- **Great potential**
- **Sheltered sunny site**
- **Nearby access to Ouaisne Common**

Price £1,195,000 | Qualified | Freehold



1



3



2



3

PROPERTY ID: 3364









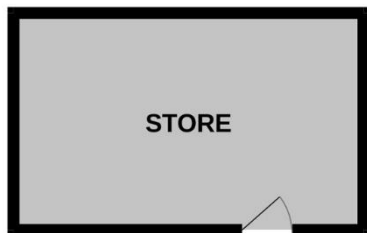




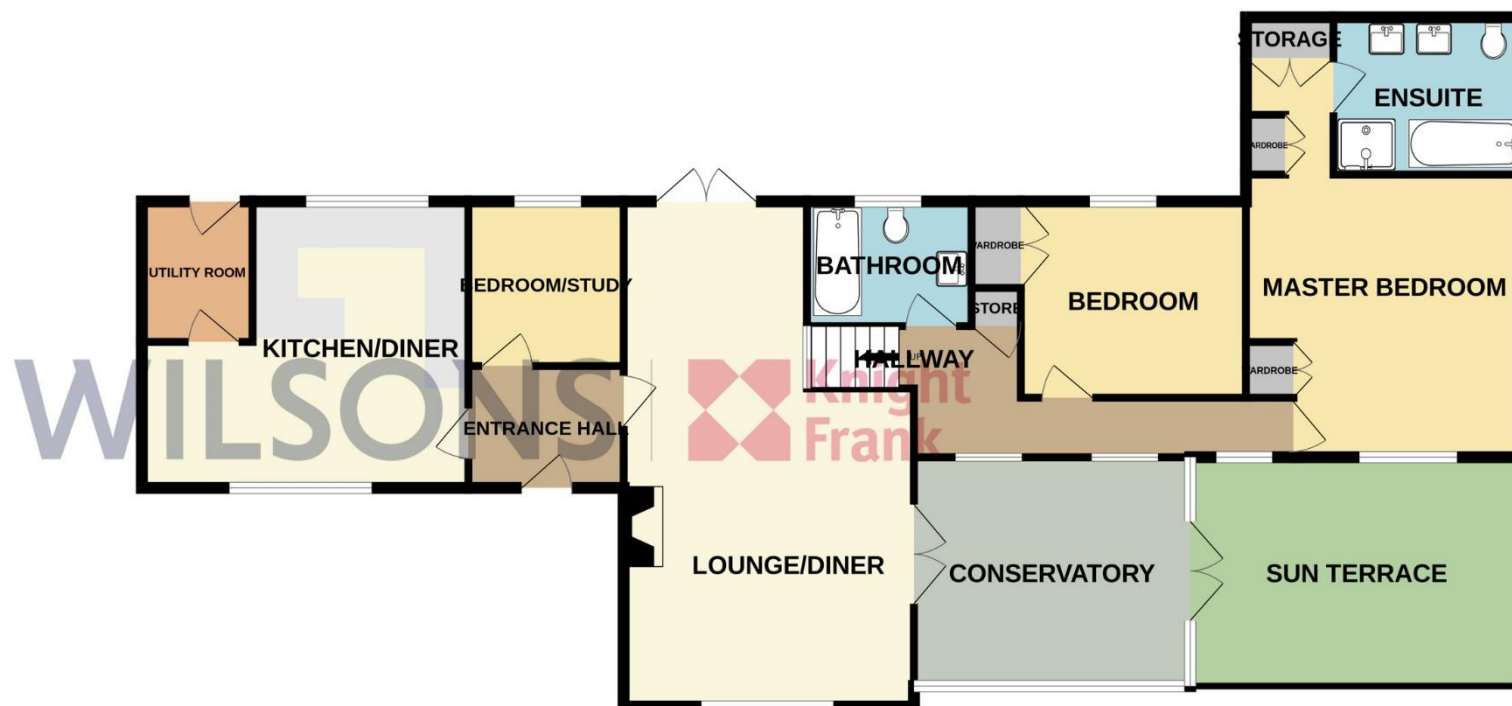




BASEMENT
187 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR
1358 sq.ft. (126.2 sq.m.) approx.



TOTAL FLOOR AREA : 1555sq.ft. (144.5 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
Double glazed
Oil heating

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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