

INTRODUCING

Arc En Ciel, 139 Clos Des Sables, La Route Orange, St Brelade, JE3 8JH



Connecting People & Property Perfectly.

Recently subjected to a comprehensive professional transformation, extension, and internal redesign, this 3 bedroom, 3 reception room bungalow showcases an impressive open plan kitchen diner seamlessly connected to a vaulted living area. The master bedroom boasts a spacious dressing area and a luxurious en-suite shower room, accompanied by two additional double bedrooms, a versatile study/4th bedroom, a contemporary house bathroom, and a generously sized loft. The well-appointed kitchen is equipped with state-of-the-art appliances, including a downdraft hob.

Situated in an excellent location with access to schools, shops, eateries and a short drive to St Brelades Bay.

There is a low maintenance garden a garage, parking for four cars, and ample visitor parking.

- **Newly renovated**
- **3 Bedrooms, 2 bathroom**
- **Open plan reception areas**
- **Excellent location**
- **Low Maintenance garden**
- **Garage and ample parking**

Price £975,000 | Qualified | Freehold



3



3



2



4

PROPERTY ID: 3372











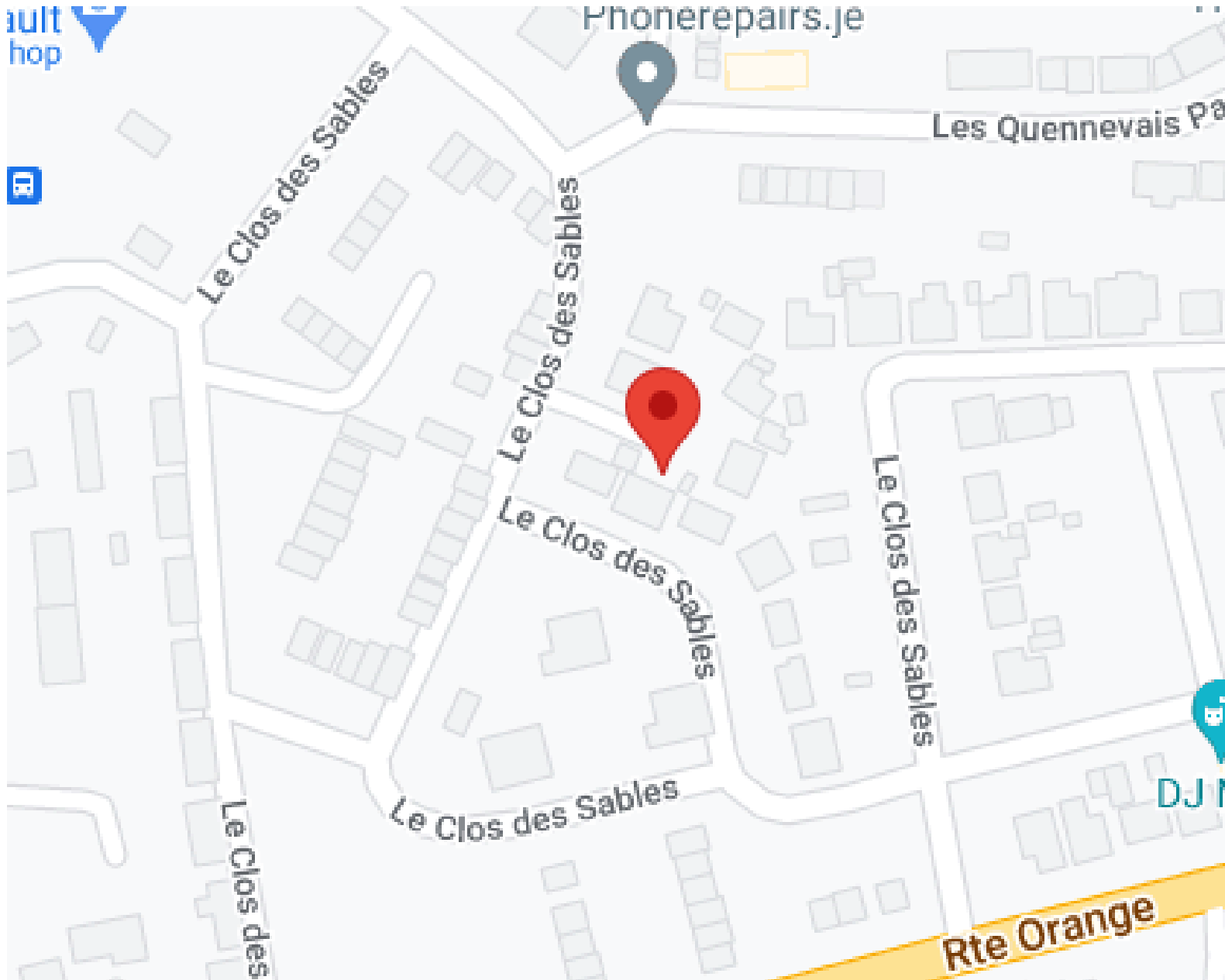


GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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
Electric heating
Fully double glazed
Soak away for use in garden

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.

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

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