

INTRODUCING
2 La Cote Verte, La Rue De Samares, St Clement, JE2 6LP



Connecting People & Property Perfectly.

Located in a peaceful small close, just a short distance from Green Island Beach and with easy access into town, this beautiful, detached family home offers the perfect blend of convenience and tranquillity. The property boasts a spacious layout, ideal for modern family living, with a south-facing garden that overlooks scenic fields.

The ground floor features a welcoming sitting room, along with a generous kitchen/diner and a family room – the perfect space for both cooking and socialising, there is also a cloakroom with WC. Upstairs, you'll find three double bedrooms, including one with an en-suite, as well as a family bathroom. On the second floor, there's a further double bedroom with its own en-suite, offering privacy and comfort.

Each of the bedrooms has access to a balcony, providing an outdoor space to enjoy the beautiful surroundings. Outside, the property benefits from a well-maintained south-facing garden, with a fantastic 9ft Hydro Swim Pool. The perfect space for outdoor entertaining or simply enjoying the sunshine.

With a single garage (with utilities) and parking for up to three cars, this home offers ample storage and convenience. Located close to M&S supermarket, this property is ideal for those seeking a family friendly location with easy access to amenities and town.

- **Detached family home**
- **Close to Green Island Beach**
- **Spacious kitchen/diner & family room**
- **Four double bedrooms, three bathrooms**
- **South-facing garden & balconies off every bedroom**
- **Garage plus parking for three**

Price £1,300,000 Qualified | Freehold



2



4



3



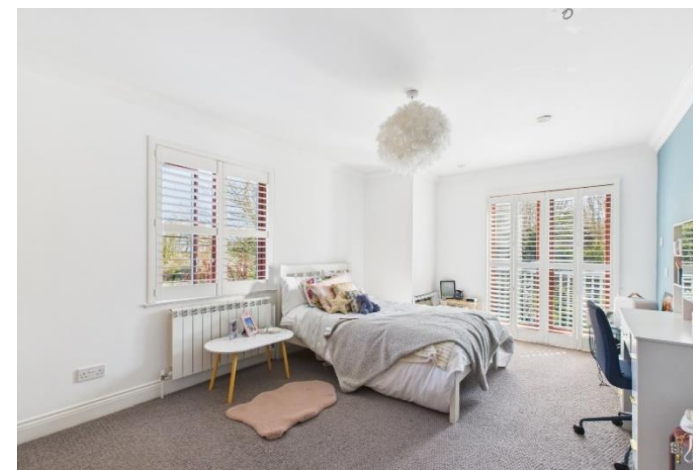
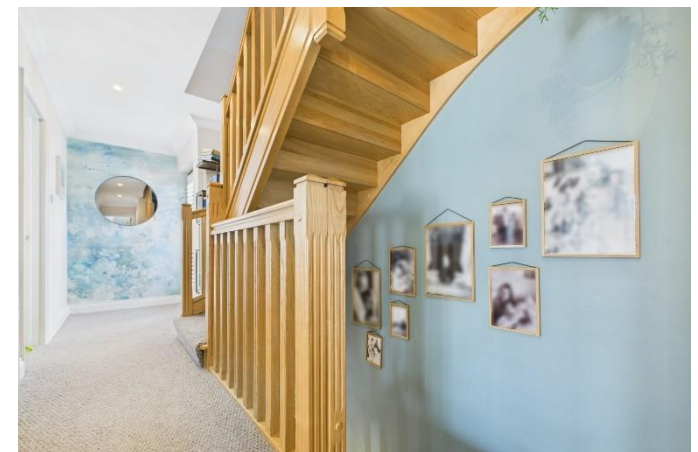
3

PROPERTY ID: A2448

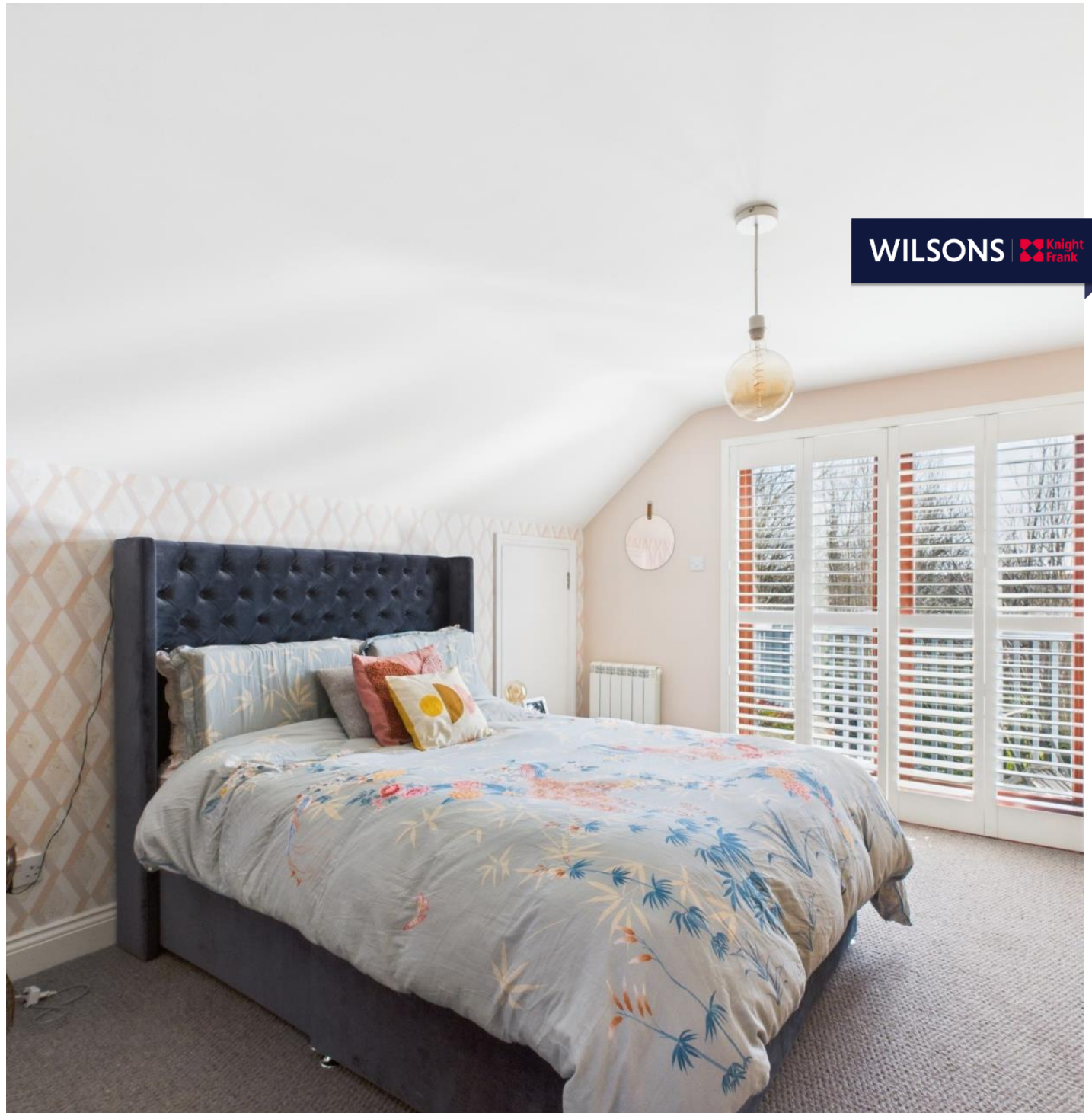










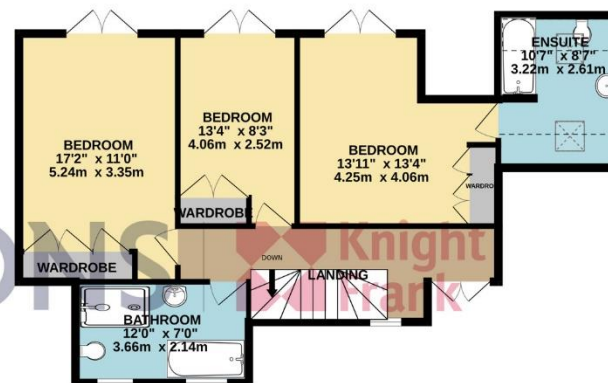




GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



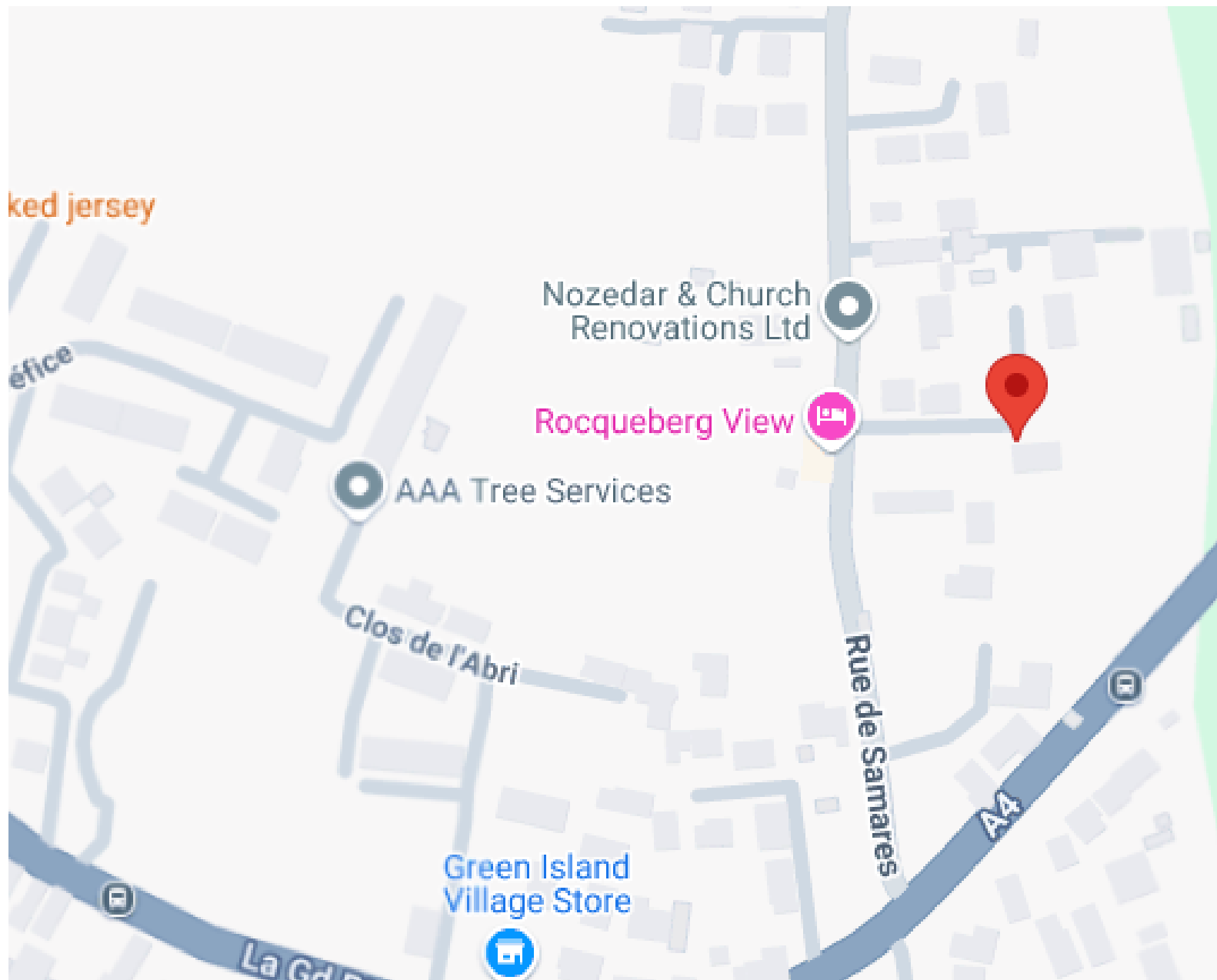
2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 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.

Made with Metropix ©2025



SERVICES

Mains drains

Mains water

Mains gas (for the cooker)

Electric heating

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

WILSONS |  **Knight Frank**

wilsons.je

