

INTRODUCING  
Casuarina, La Route De Noirmont, St Brelade, JE3 8AJ



Connecting People & Property Perfectly.

Located in a sought after area near the picturesque Ouaisne and Belcruit Bay, this beautifully renovated four bedroom home offers a perfect blend of modern living and rural charm. Tucked away down a private lane shared with similar quality properties, the home enjoys peace, privacy, and convenience.

Renovated to an exceptional standard by the current owners, the property is presented in immaculate condition. The ground floor comprises four bedrooms, three doubles and a single, including a master with en-suite, and a stylish family bathroom. Upstairs, the bright and airy open plan living space takes full advantage of far reaching views across rolling farmland to the sea. The fully integrated kitchen features high-quality appliances and opens onto a delightful balcony, ideal for enjoying the serene landscape.

Externally, the property is designed for easy maintenance with a fully enclosed, south facing courtyard garden with decked areas perfect for al fresco dining, it is a safe and sunny haven for both children and pets.

A large private driveway provides ample parking for up to six vehicles.

This exceptional home offers a rare opportunity to enjoy modern comforts in a tranquil setting.

- **Modern low maintenance home**
- **New renovated throughout**
- **Four bed/ Two bath**
- **Open plan living**
- **South facing balcony and garden**
- **Parking for six cars**

**Price £1,295,000 Qualified | Freehold**



1



4



2



6

PROPERTY ID: 3574

**WILSONS** 





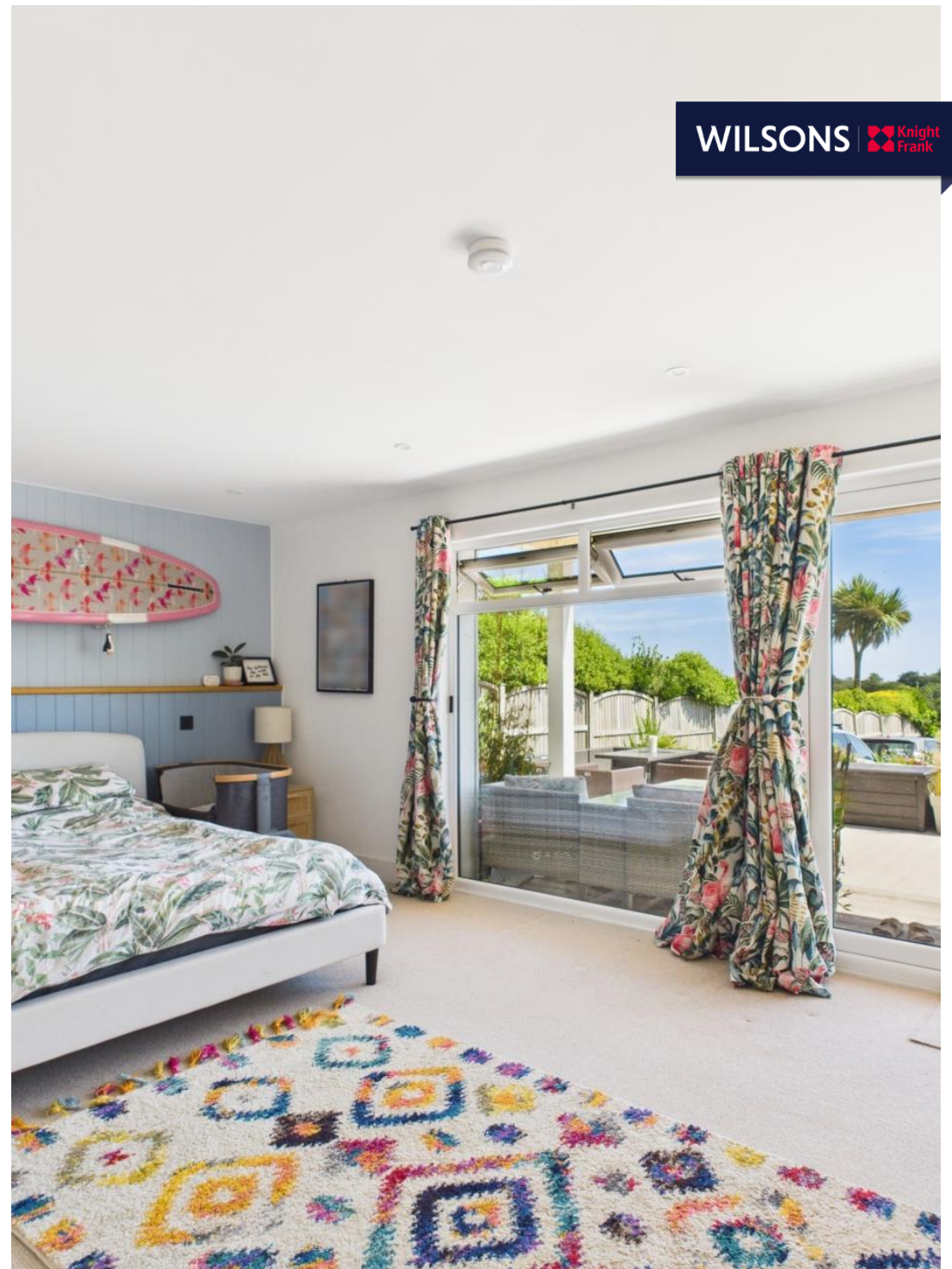


















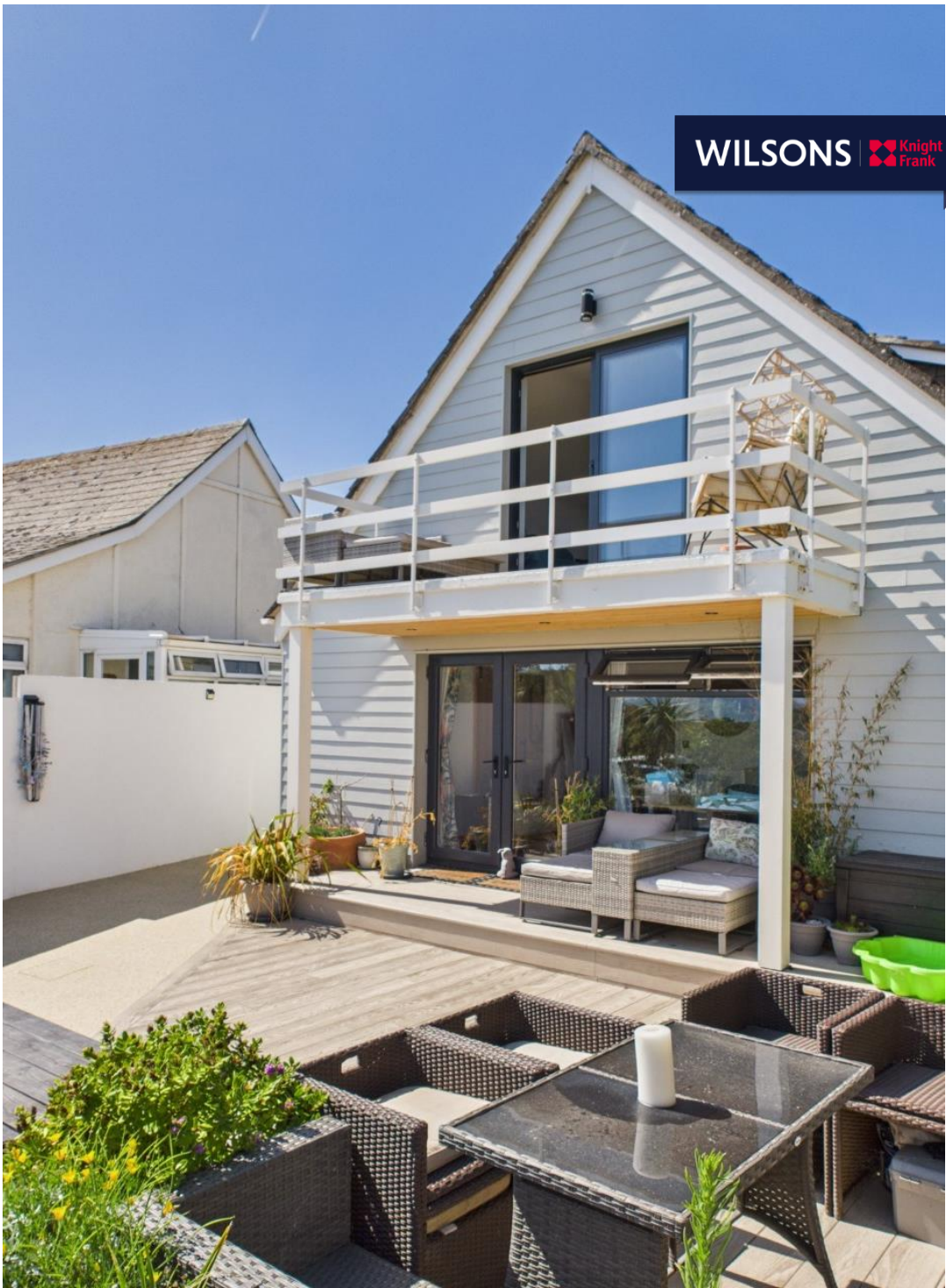










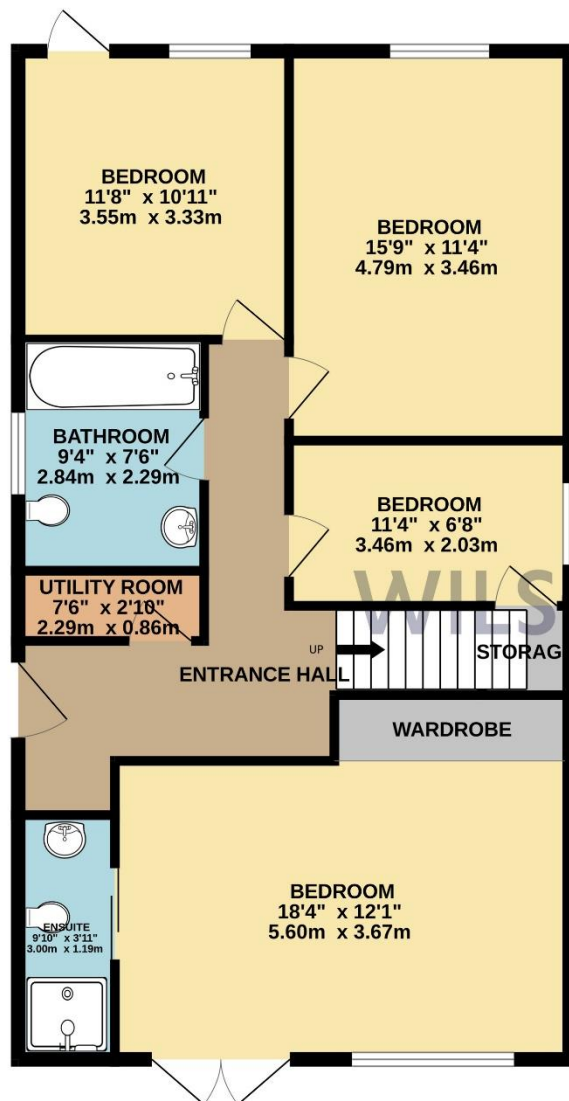




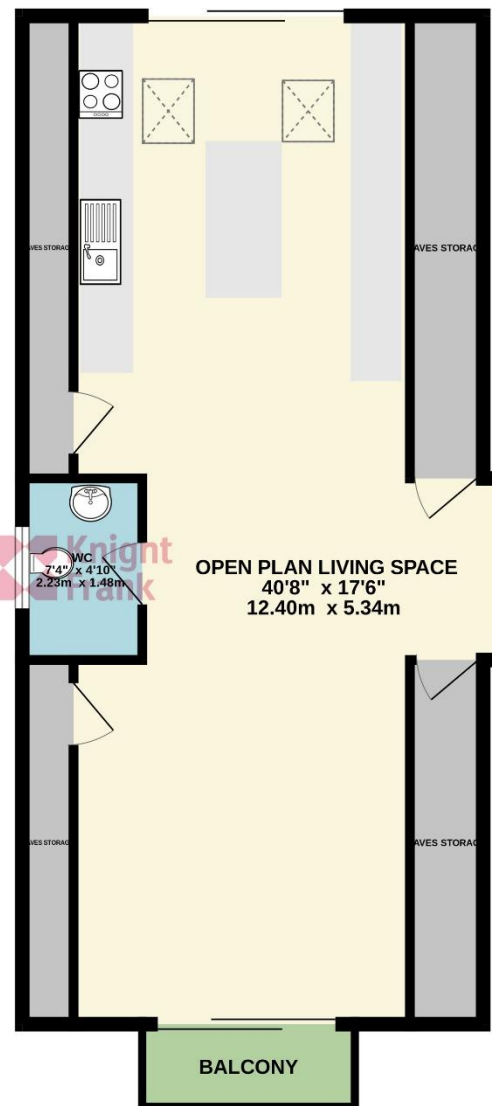




GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.

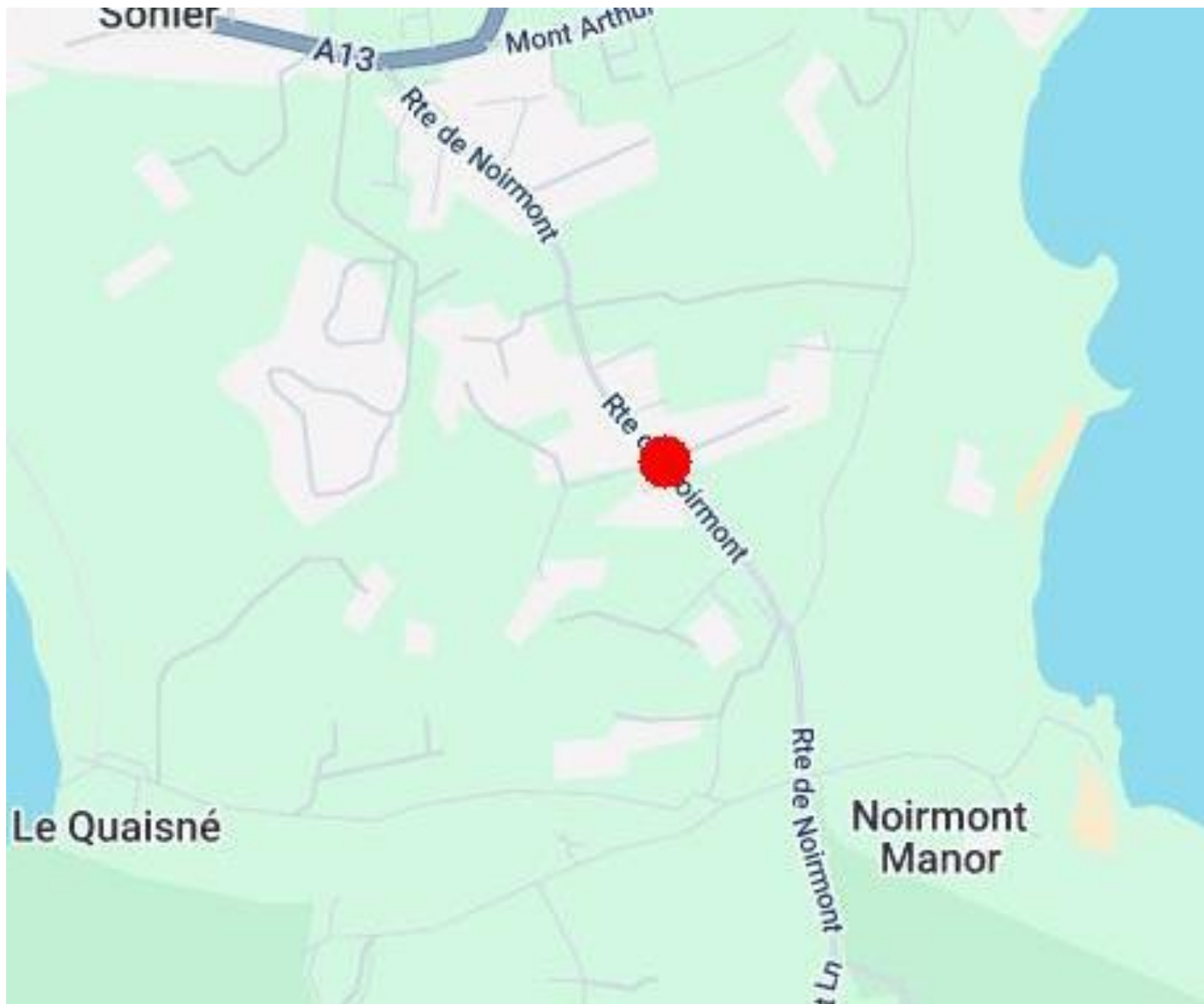


1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 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 underfloor heating

Bathroom/kitchen/diner) plus

electric radiators

Full double glazing

## 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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**WILSONS** |  **Knight Frank**

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