

INTRODUCING
Beach Croft, La Grande Route De Sablons, Grouville, JE3 9FQ



Connecting People & Property Perfectly.

Situated just moments from the beach in the sought-after parish of Grouville, this charming detached granite cottage offers versatile living space ideal for a large family, multi generational living, or as a home with income .

Currently configured as a five bedroom main house with an adjoining one bedroom self-contained unit, the property offers flexible accommodation that can easily be adapted to suit your needs.

The heart of the home is a newly fitted, modern kitchen that runs along the back of the property, seamlessly connecting to a spacious dining area and a separate living room, both with log burning stoves, the perfect space for entertaining and family living.

On this floor there are two of the five bedrooms a shower room and also utility room. Upstairs, the main house features three further bedrooms along with a stylish house bathroom with roll top bath tub. The unit to the side of the property is accessed via the main house, with also its own entrance to the rear of the property, and comprises of an open plan living/kitchen. bathroom and an upstairs double bedroom.

Outside, you'll find a fully enclosed, low maintenance garden with dedicated areas for al fresco dining and social gatherings. Ample parking is provided via two private driveways with space for up to five vehicles, in addition to a detached garage.

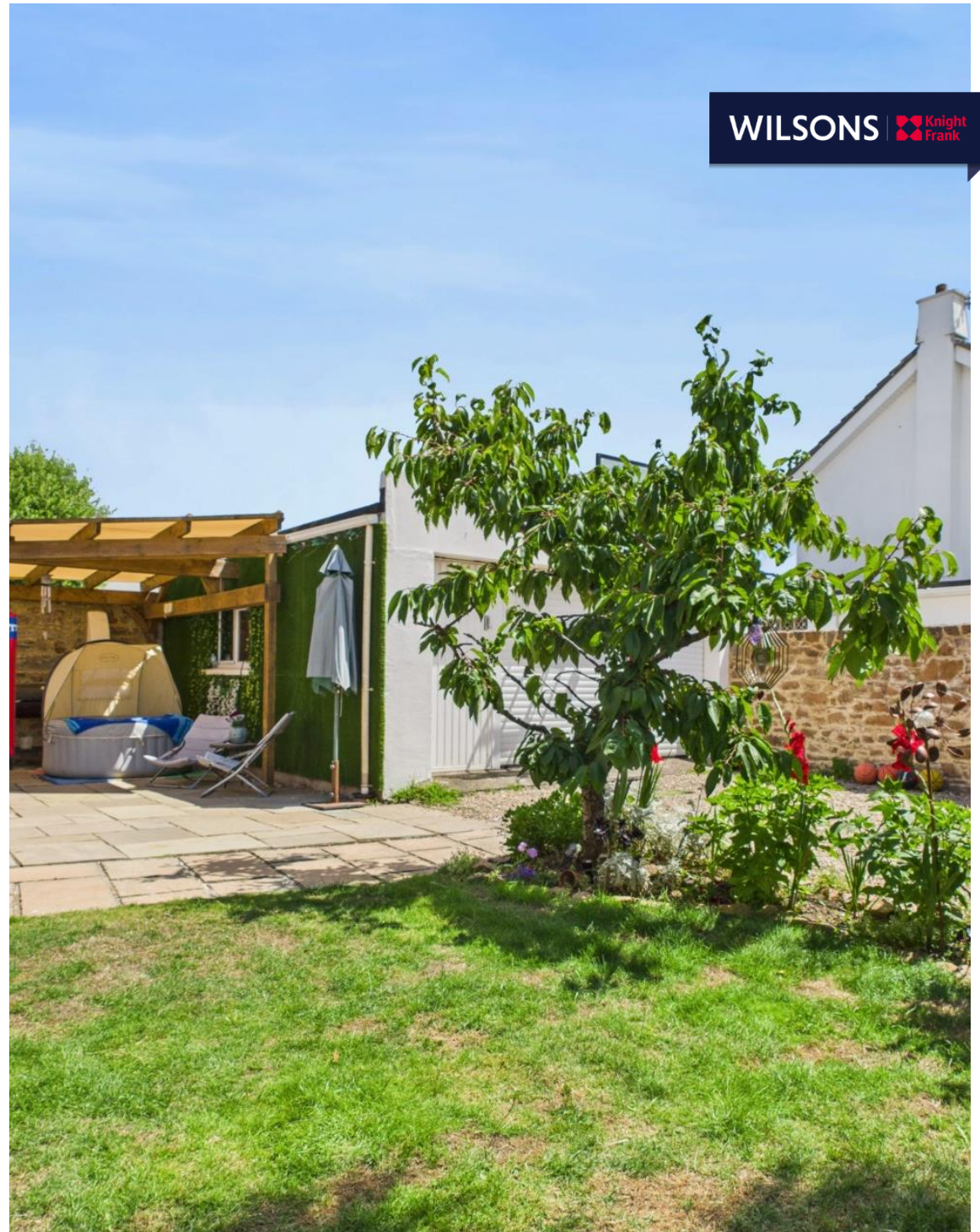
This is a rare opportunity to own a unique home in a desirable location, offering flexible living just a short stroll from the beach.

- **Detached charming cottage**
- **Two generation/ home with income**
- **Five bedroom main house**
- **One bedroom annex**
- **Enclosed low maintenance garden**
- **Ample parking and garage**

Price £1,295,000 Qualified | Freehold



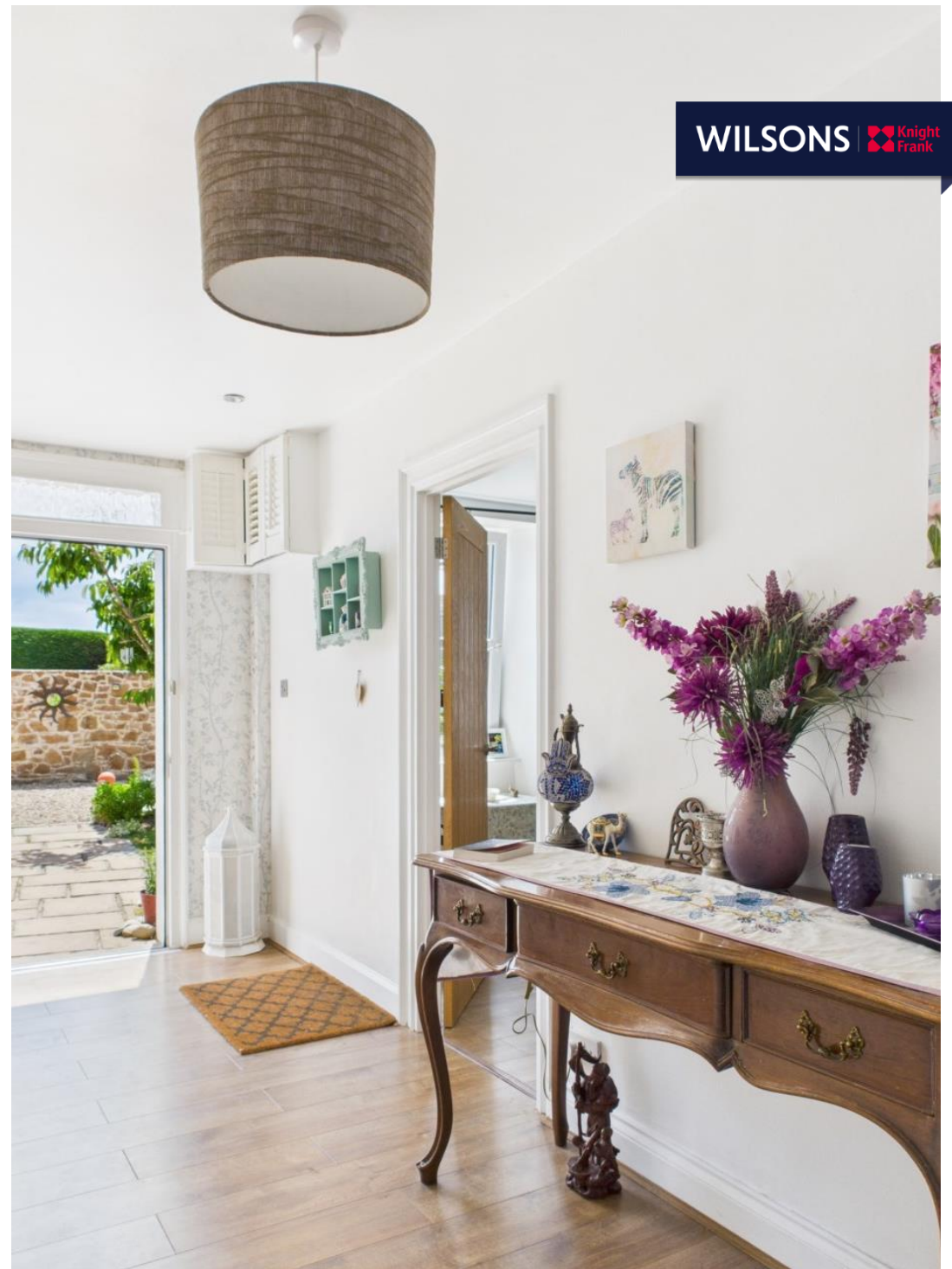
PROPERTY ID: 3595









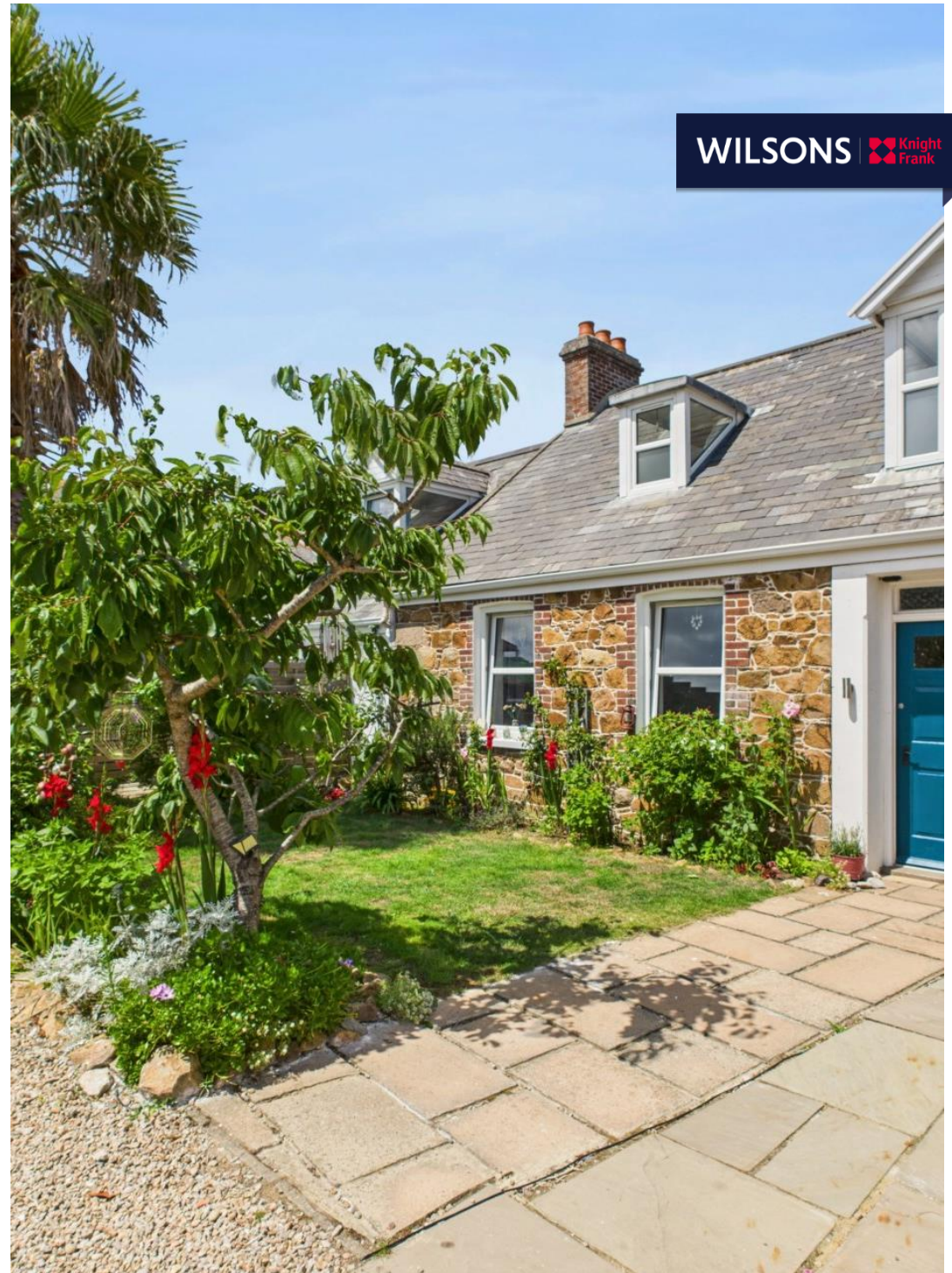












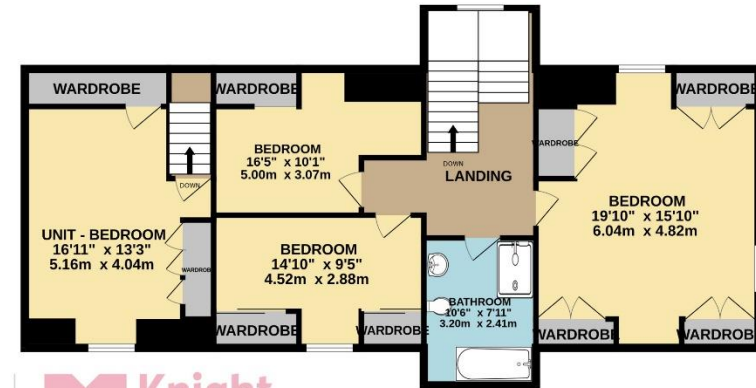




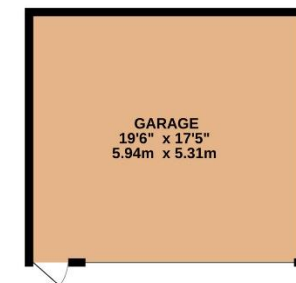
GROUND FLOOR
1829 sq.ft. (170.0 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 3224 sq.ft. (299.5 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

OFCH

Full double glazing

Separate utilities

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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