



# Namaste

6 Arnworth Avenue, La Grande Route Des Sablons



Knight  
Frank

# Namaste, 6 Arnworth Avenue, La Grande Route Des Sablons, Grouville, JE3 9BP

Welcome to Namaste, a spacious and versatile three/four bedroom family home just steps from the beach in Grouville, set along a quiet private road.

The ground floor offers a bright, generously sized lounge with wood flooring, a feature fireplace, and large sliding doors opening directly onto the garden. The well-equipped eat-in kitchen leads through to a separate dining room, also with sliding doors to the patio, ideal for entertaining. Off the kitchen is a small private patio, which connects to a conservatory with its own W/C, a perfect space for a home office, studio, or hobby room.

Upstairs, the home offers three double bedrooms, including a principal suite with en-suite shower room. The fourth room could be used as a single bedroom, nursery, or study. A house bathroom with a separate shower and bath serves the additional bedrooms. From the landing, step out onto a sunny balcony, perfect for afternoon and evening relaxation.

Planning permission has previously been granted to convert the spacious loft into two additional bedrooms and a bathroom, offering excellent potential for growing families.

Externally, the property features parking for three cars plus a south facing large paved patio leading down to a lawned garden – ideal for outdoor living. A shed runs along side the house with access from the front and rear patios and also has electricity. Located off Grouville Coast Road with excellent bus links, this home also enjoys access to a private walkway leading directly to the beach and promenade, which stretches all the way to the Royal Jersey Golf Club and into Gorey village.



Parish: Grouville

Qualification: Qualified

Tenure: Freehold

Price £875,000



- Three/Four bedroom semi-detached family home
- Located on a private lane with private access onto beach
- South facing patio and garden
- Excellent bus route
- Parking for three cars
- Plans passed for an additional two bedrooms and bathroom in loft space







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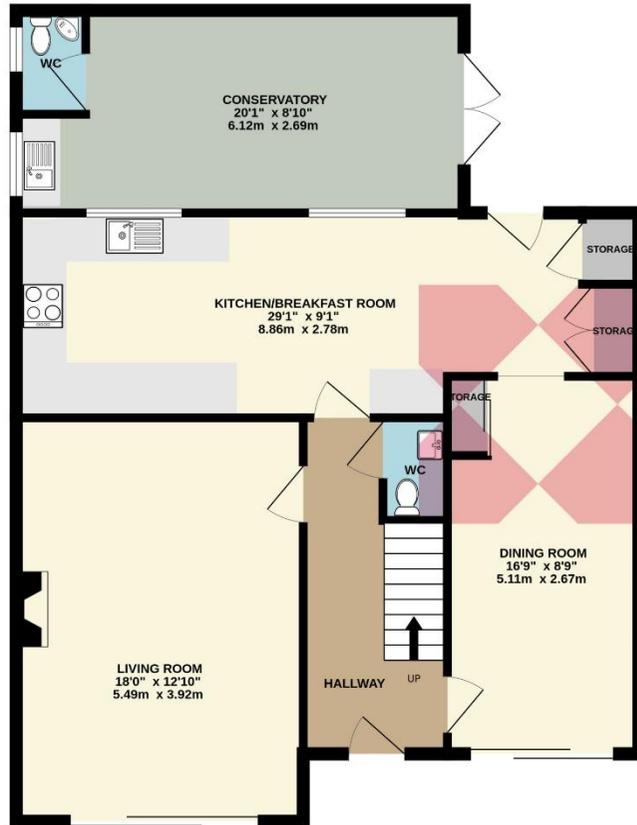
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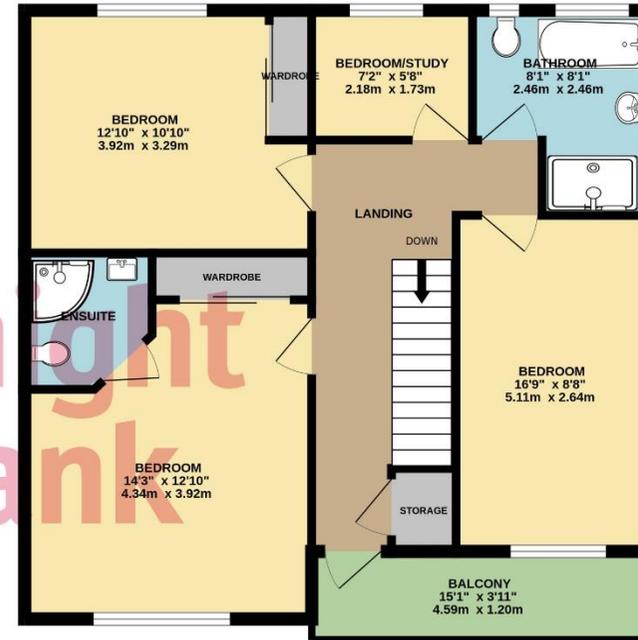




GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains water

Mains drains

Oil fired central heating

Double Glazed (newly fitted in last 3 years)

New boiler recently fitted

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