

INTRODUCING
12a Coastlands, Greve D`Azette, St Clement, JE2 6PP



Connecting People & Property Perfectly.

On the market for the first time in 25 years is this beautifully presented home. Downstairs this property has a tastefully modernised kitchen, complete with fitted high quality appliances, leading through into another room currently utilised as an office/snug space but also lends itself to be an ideal dining room. Through double doors the kitchen opens out onto the terraced area and into the garden, low maintenance and full of sun this is the perfect space to relax. Back inside there is a spacious entrance hall, with access to/from the front garden, with an under stairs W/C. Off the entrance hall is a gorgeous lounge thoughtfully decorated to create a bright yet cozy space.

Upstairs you will find the main bedroom, with large bay windows offering partial sea views and flooding the room with natural light. Additionally, fitted wardrobes and dresser add extra storage and functionality. The second bedroom, again large in size, overlooks the sunny garden. The house bathroom has been tastefully modernised with a shower over bath and underfloor heating. Plus an additional third bedroom currently utilised as a study. There is a large loft with (subject to planning consent) potential to create a further fourth bedroom.

Back outside through the garden and onto the private avenue is your double garage and additional parking space in front. Situated just a short distance from town, close to all local amenities, yet a stones throw away from the beach this property is in an ideal location.

- **Beautifully presented three bed home**
- **Stones throw from the beach with partial sea views from the first floor**
- **Modern kitchen with fitted appliances**
- **Potential to create fourth bedroom**
- **Low maintenance front and rear gardens**
- **Double garage and parking**

Price £725,000 Qualified | Freehold



PROPERTY ID: 3670



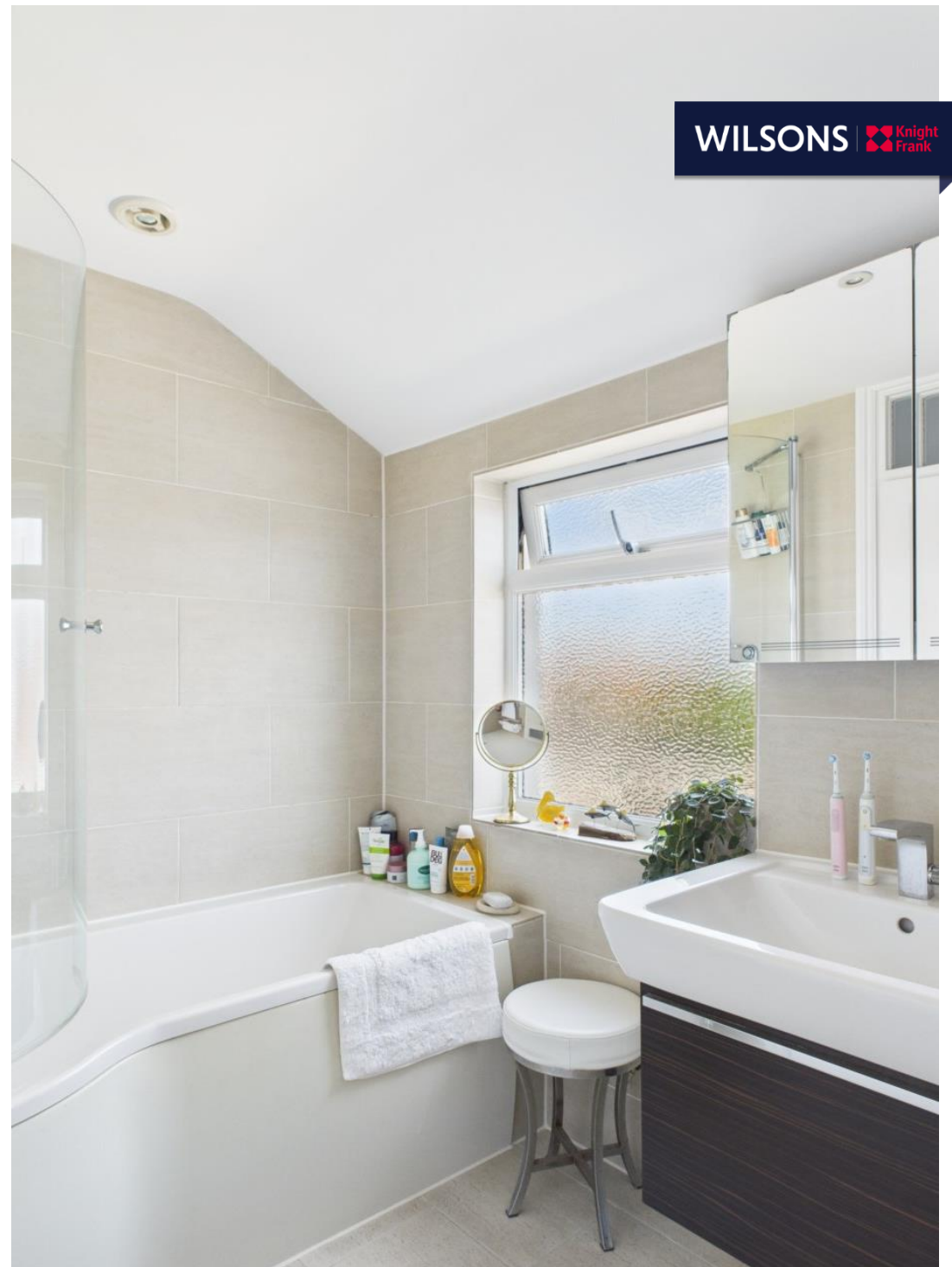






WILSONS Knight Frank



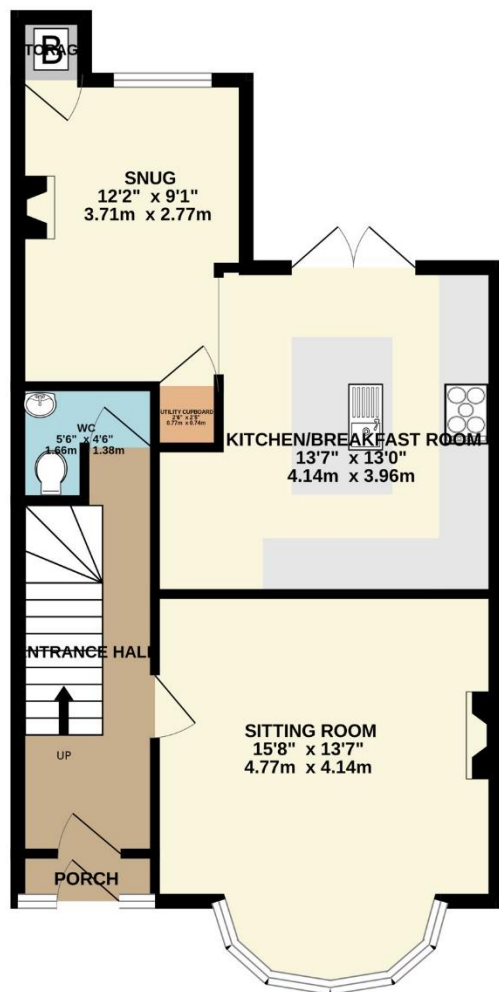




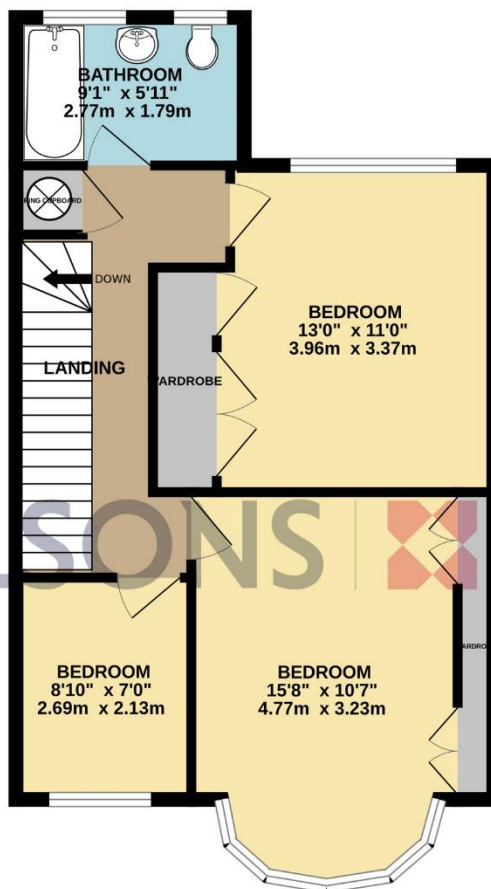




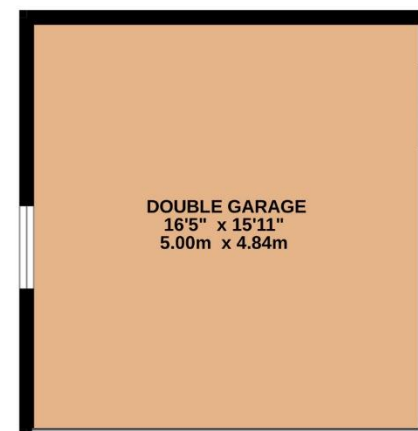
GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



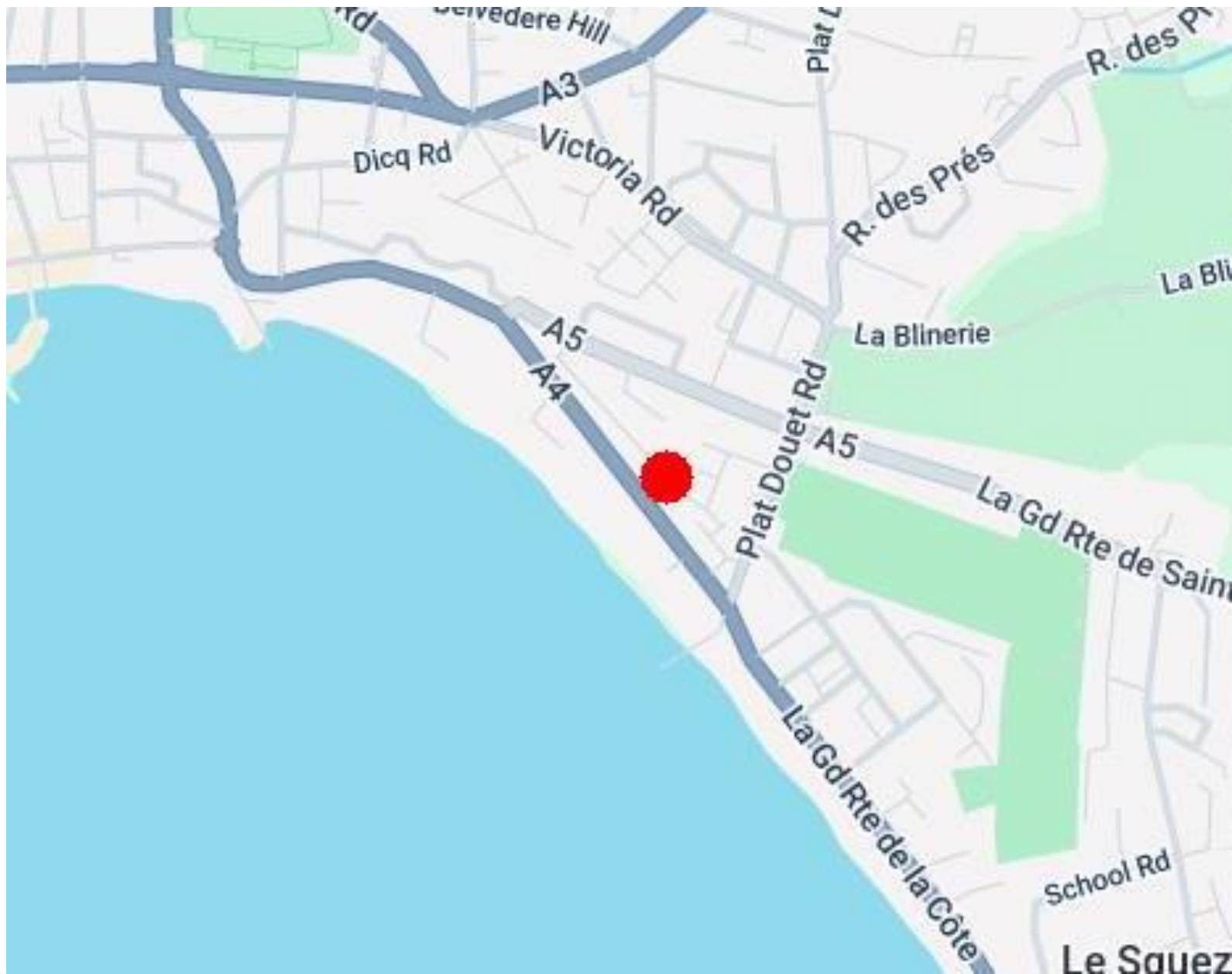
GARAGE
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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

Oil fired central heating

Underfloor heating in bathroom

Double Glazed

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

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

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