

INTRODUCING
Waypoint, Le Mont Gras D'Eau, St Brelade, JE3 8ED



Connecting People & Property Perfectly.

Situated in one of Jersey’s most exclusive locations, this exceptional bungalow enjoys an elevated position above the stunning St Brelade’s Bay. Completed in 2022, the property blends sleek architectural design with effortless, adaptable living—perfectly tailored to modern lifestyles in a prime coastal setting.

Offering over 3,500 sq ft of thoughtfully designed accommodation, all arranged on a single level, this home delivers style, comfort, and functionality in equal measure. The accommodation comprises a striking kitchen/dining area, featuring high ceilings, and full-width sliding doors opening onto a sun terrace & over looking the pool. A separate sitting room provides a space to unwind, while a second, versatile reception room can be adapted as a snug, media lounge, or children’s playroom. Ideal for larger families or visiting guests, the property includes four well-proportioned double bedrooms—three of which benefit from en-suite bathrooms. The principal suite enjoys direct garden access, a walk-in wardrobe and a beautifully appointed, spa-style en-suite. A stylish house shower room serves the remaining bedroom.


The office, with garden views, provides a bright and inspiring workspace. A generous utility/boot room offers excellent practical storage and access to the integrated double garage.

Externally, the property continues to impress. A secure, gated driveway provides parking for up to six vehicles, in addition to the double garage. To the rear, a large sun terrace and spectacular infinity pool leads to landscaped lawned gardens.

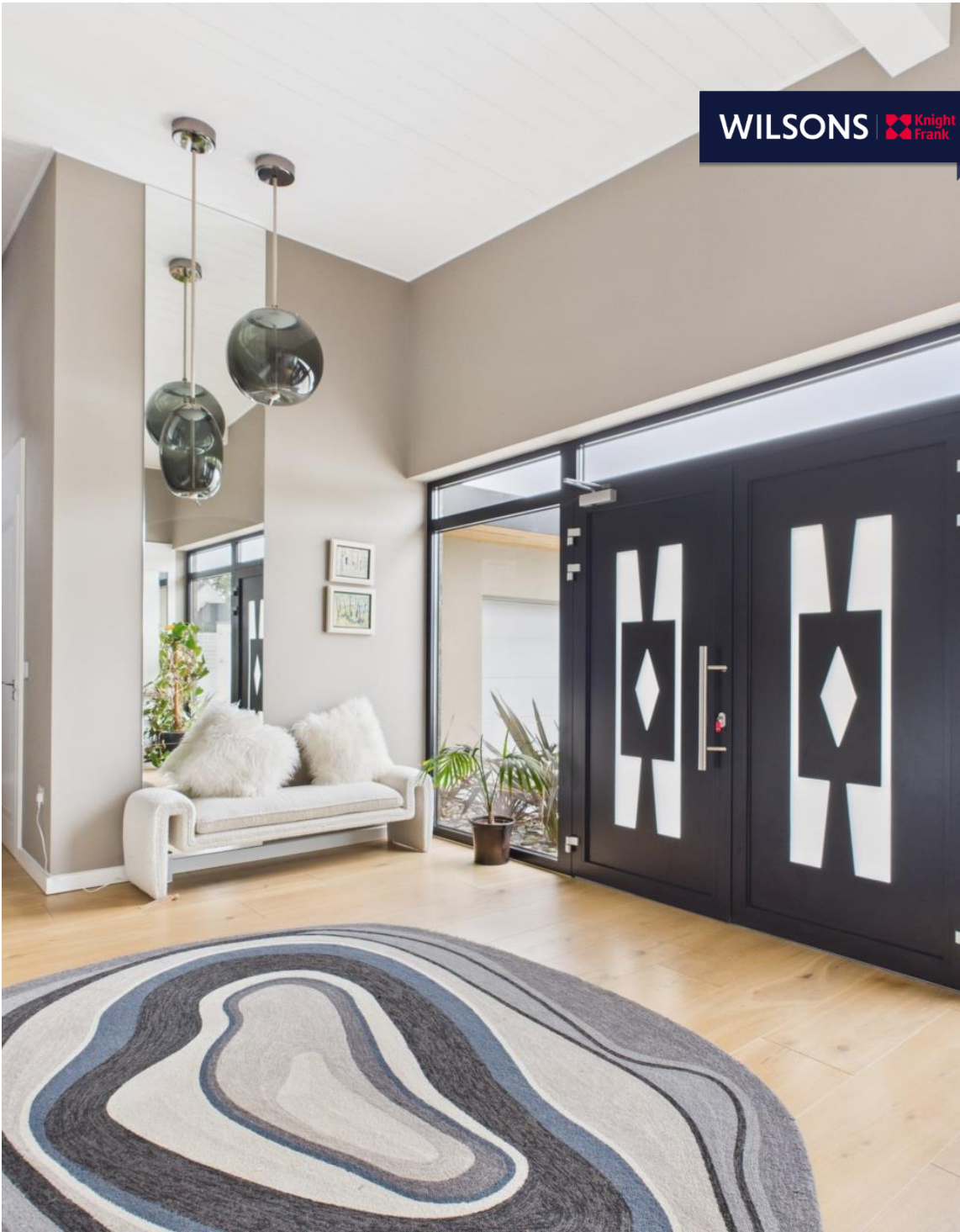
This is a rare opportunity to secure a turnkey home in one of Jersey’s most prestigious coastal addresses—conveniently located close to beaches, restaurants, and local amenities.

- **Prime Coastal Location**
- **Stylish Single-Level Living**
- **Four bedrooms, four bathrooms & office**
- **Spacious accommodation**
- **Infinity Pool & Terrace**
- **Secure gated driveway**

Price £4,500,000 Qualified | Freehold

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	4		6

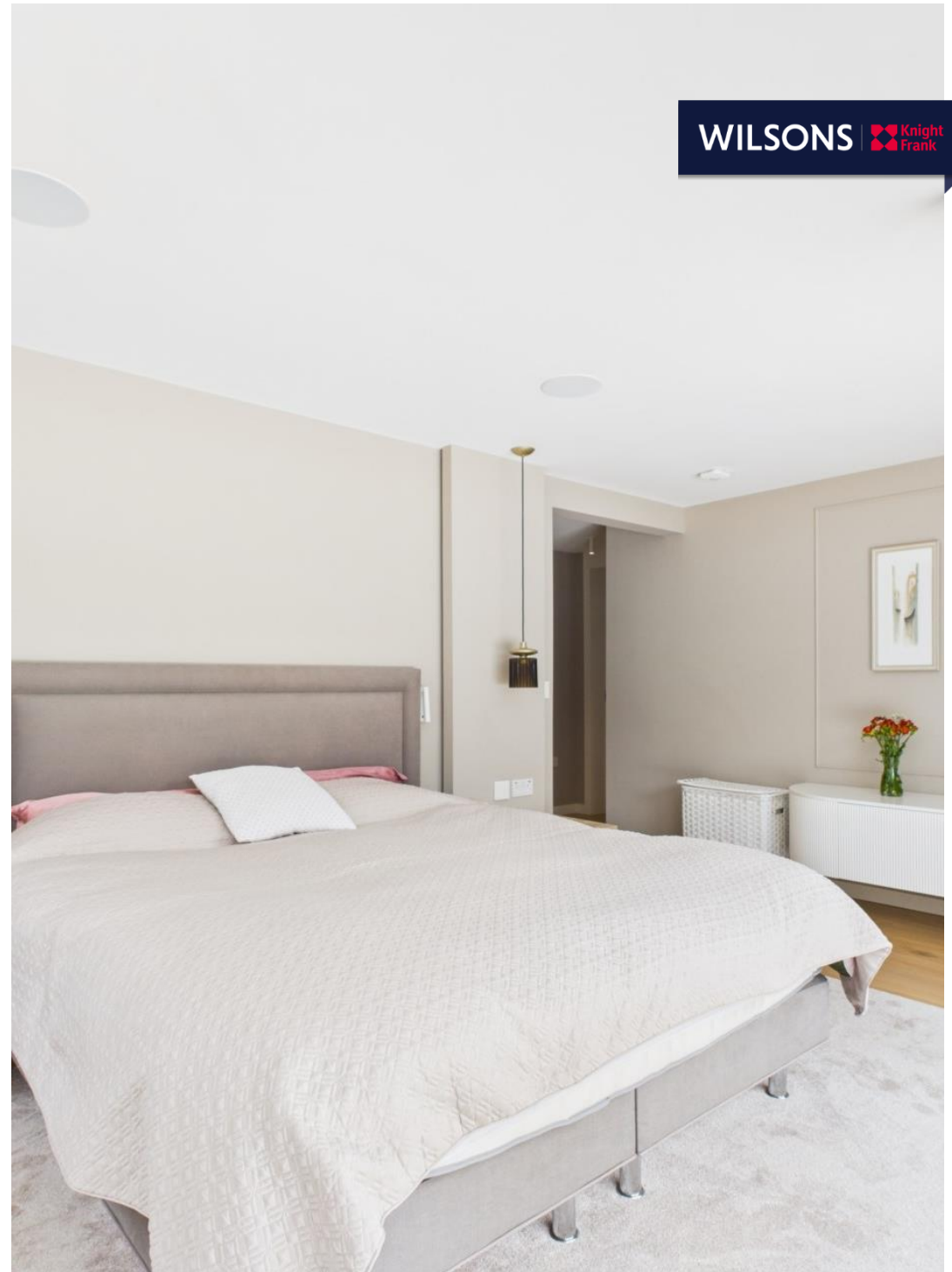
PROPERTY ID: 3673









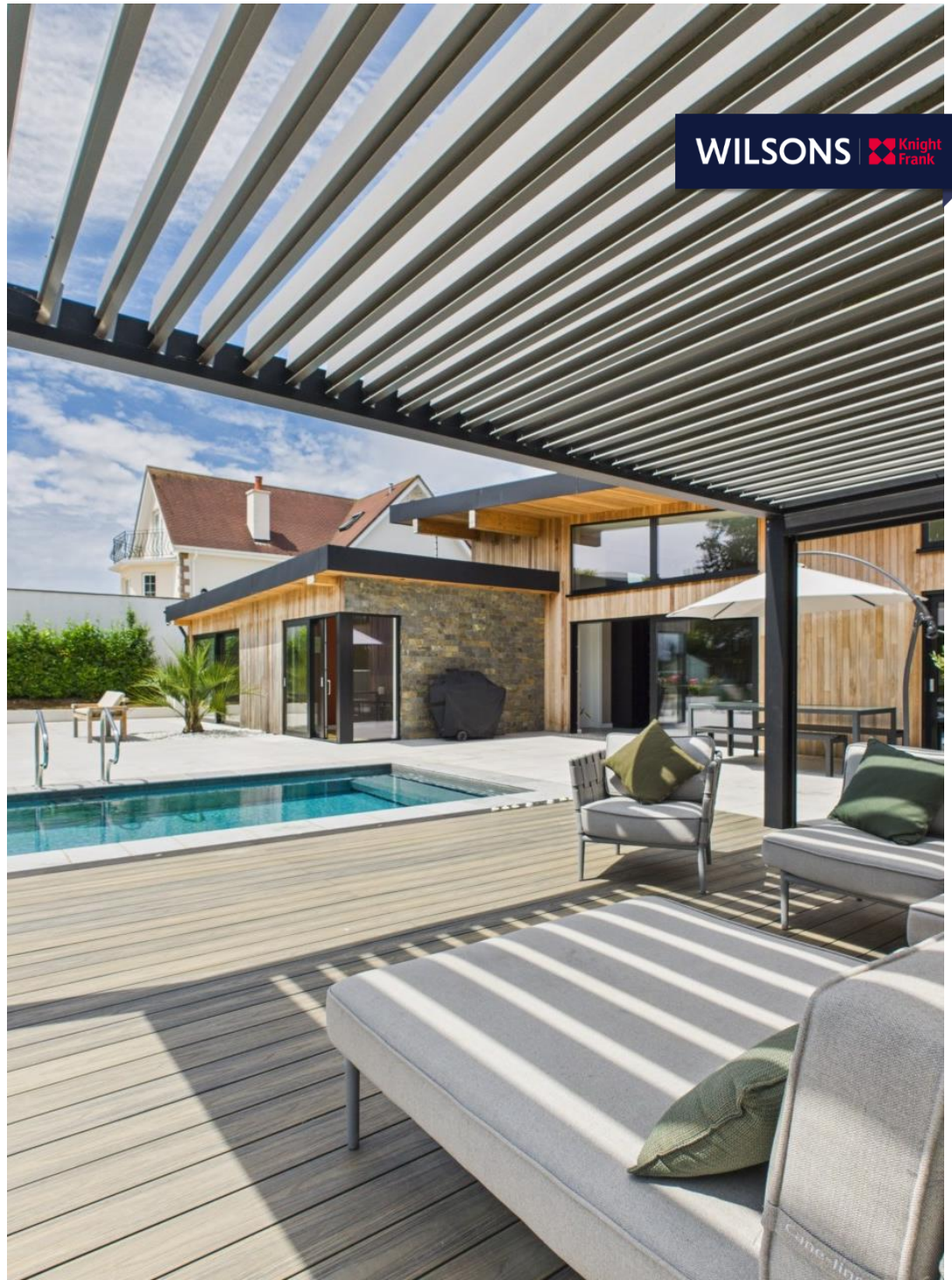


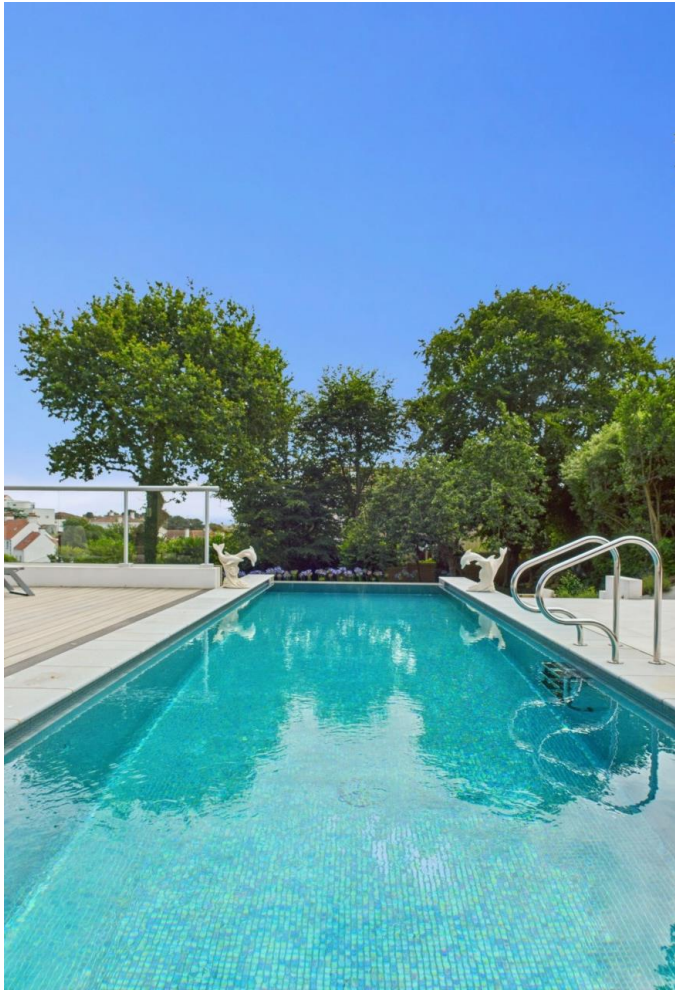


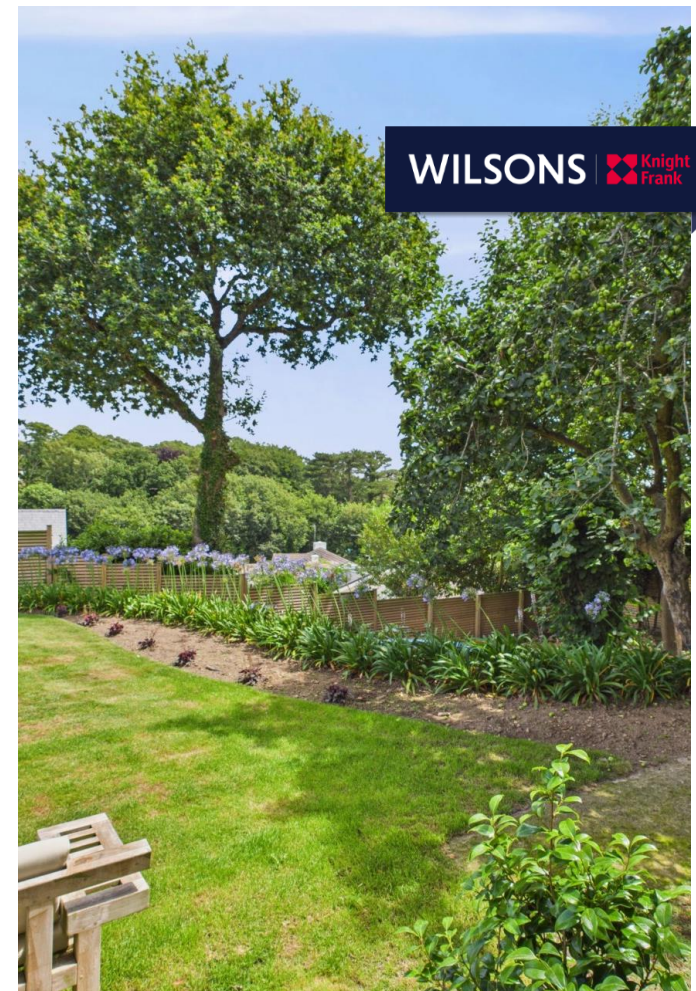












GROUND FLOOR
3702 sq.ft. (343.9 sq.m.) approx.



TOTAL FLOOR AREA : 3702 sq.ft. (343.9 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.
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SERVICES

Mains drains

Mains water

Electric underfloor heating (air-source heat pump)

Lutron lighting system

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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