

INTRODUCING
Midbeach, La Route De La Haule, St Lawrence, JE3 1BA



Connecting People & Property Perfectly.

An exciting and rare opportunity to own a charming seaside cottage with uninterrupted, panoramic views across St Aubin's Bay. Just ten steps from the beach positioned right beside the sea wall, this beautiful characterful detached two /three bedroom cottage offers a unique coastal lifestyle.

Presented in good condition throughout the property is ideal for downsizers, first time buyers, or as a buy to let investment. All on one level, the open plan living space features a vaulted ceiling, creating a bright and airy atmosphere with large windows overlooking the sea. The quirky, character filled fitted kitchen includes a handy mezzanine level, perfect for additional storage.

This versatile home can be configured as either two bedrooms with three reception areas, or three bedrooms with two reception areas, offering flexible living to suit your needs.

Externally, the southwest facing enclosed garden provides a private oasis for entertaining or simply relaxing, especially magical during the up and coming summer months.

While the property does not come with owned parking, there is a transferable rented parking space (details available on request), and ample public parking just 100m away.

A truly unique coastal home that must be viewed to be fully appreciated.

- **Rare seaside cottage, steps from beach**
- **Stunning views over St Aubin's Bay**
- **Bright open plan living, vaulted ceilings**
- **2/3 beds with flexible layout**
- **Sunny southwest facing garden**
- **Rented parking + nearby public parking**

Price £675,000 Qualified | Freehold



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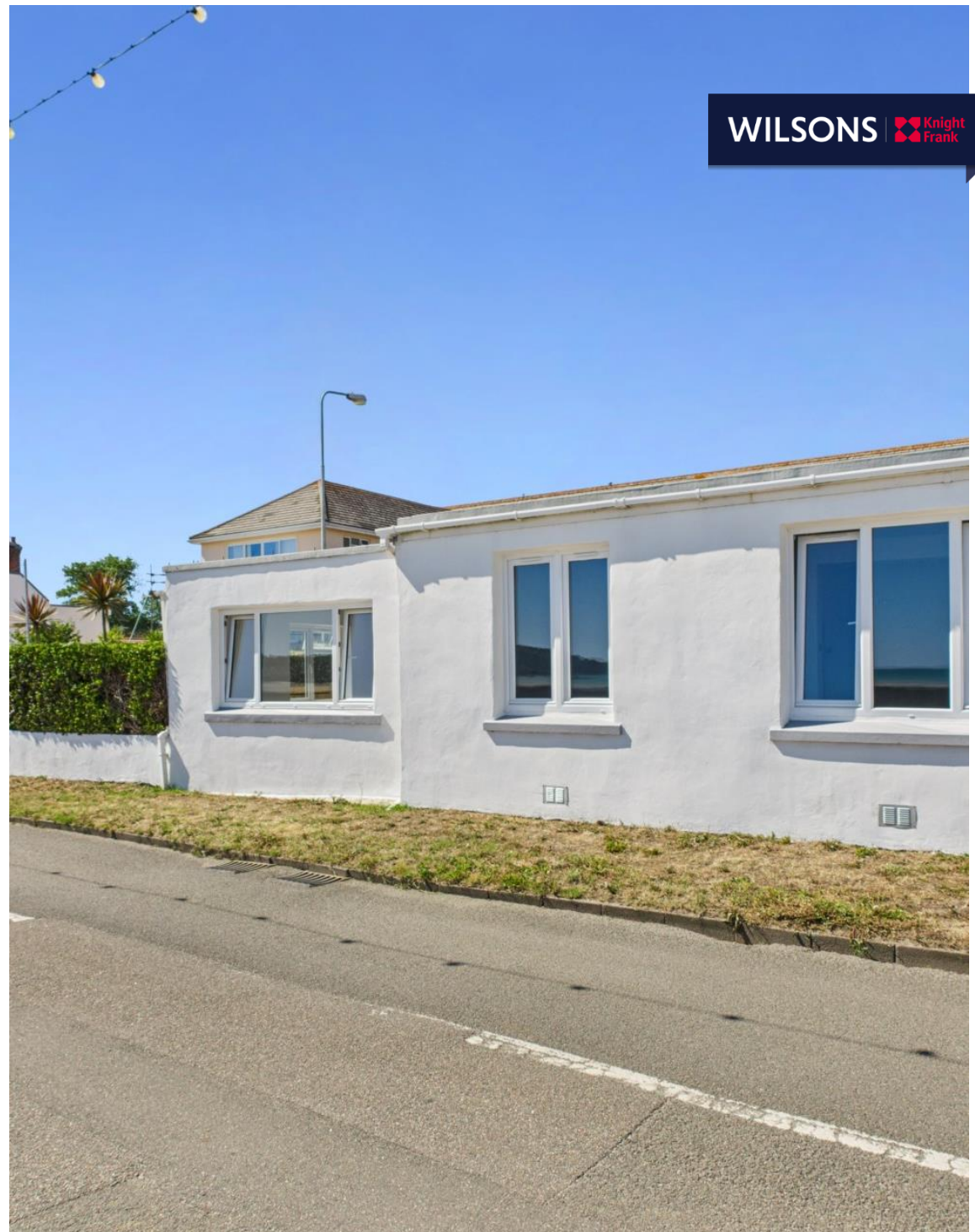


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PROPERTY ID: 3684

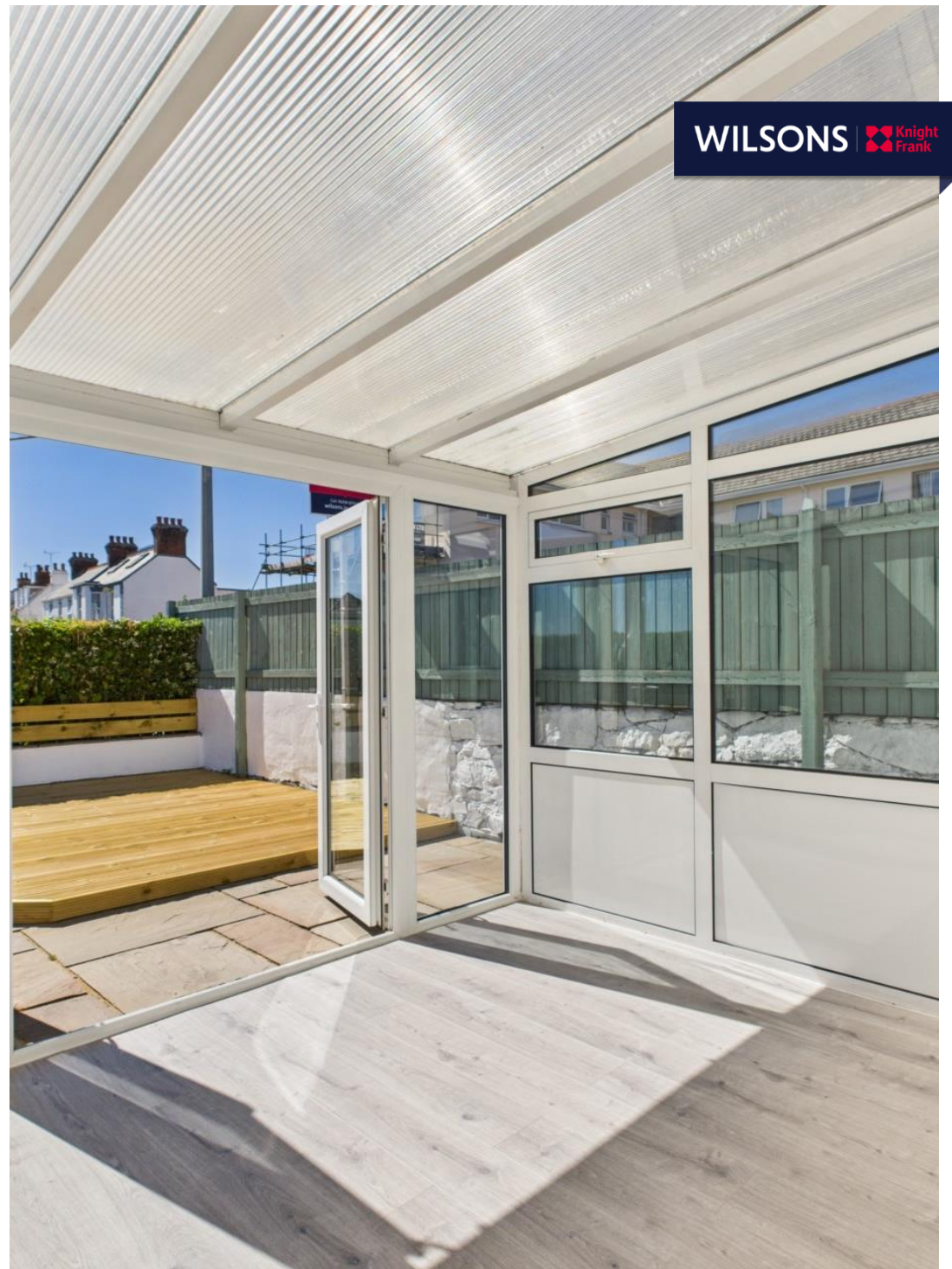


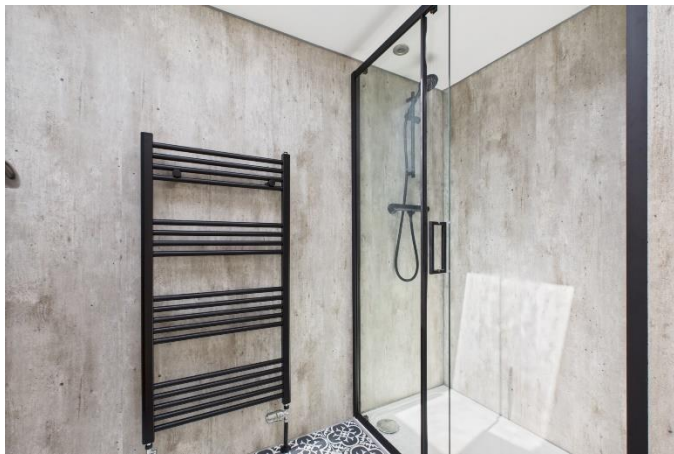
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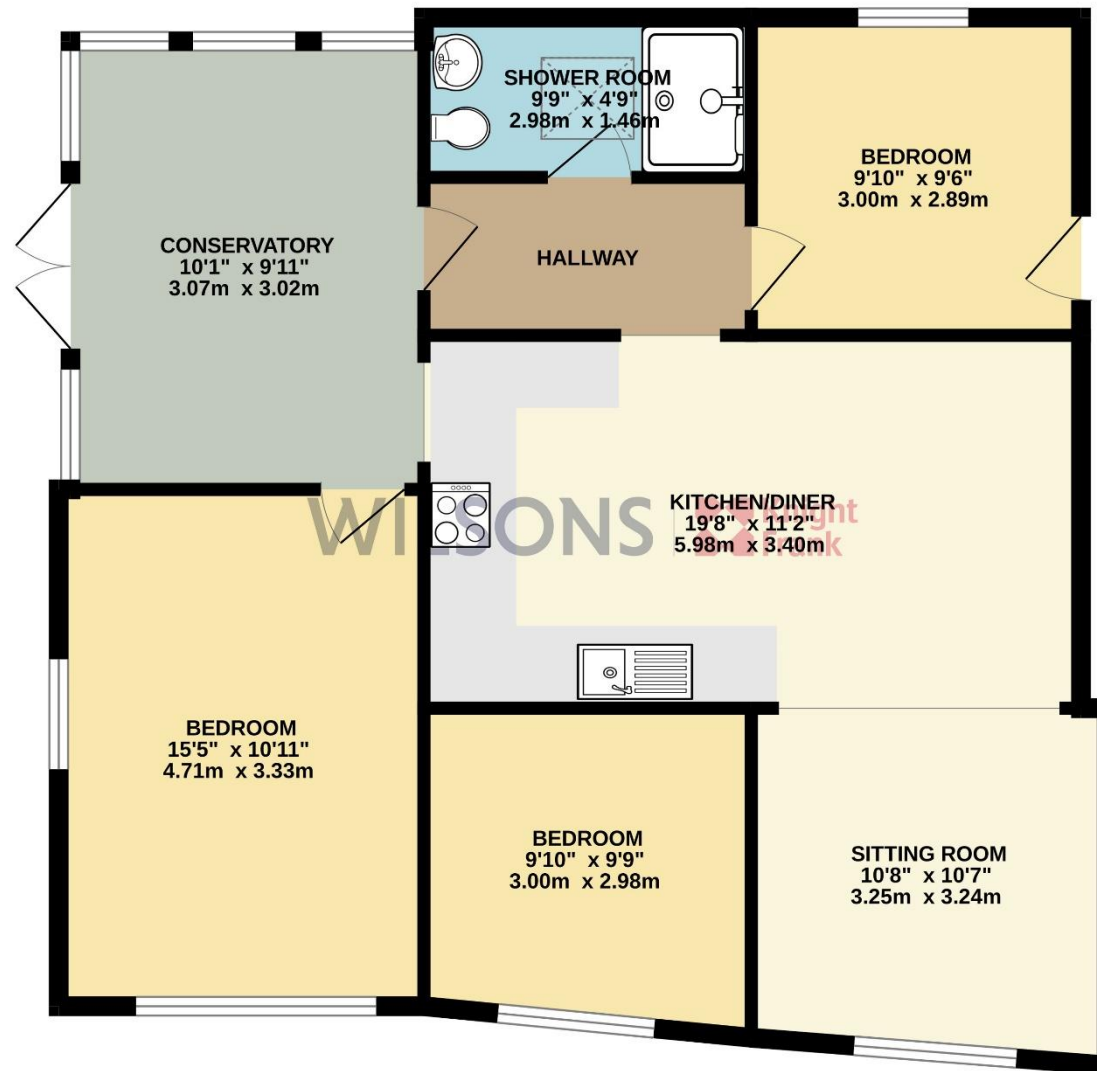




WILSONS |  **Knight Frank**

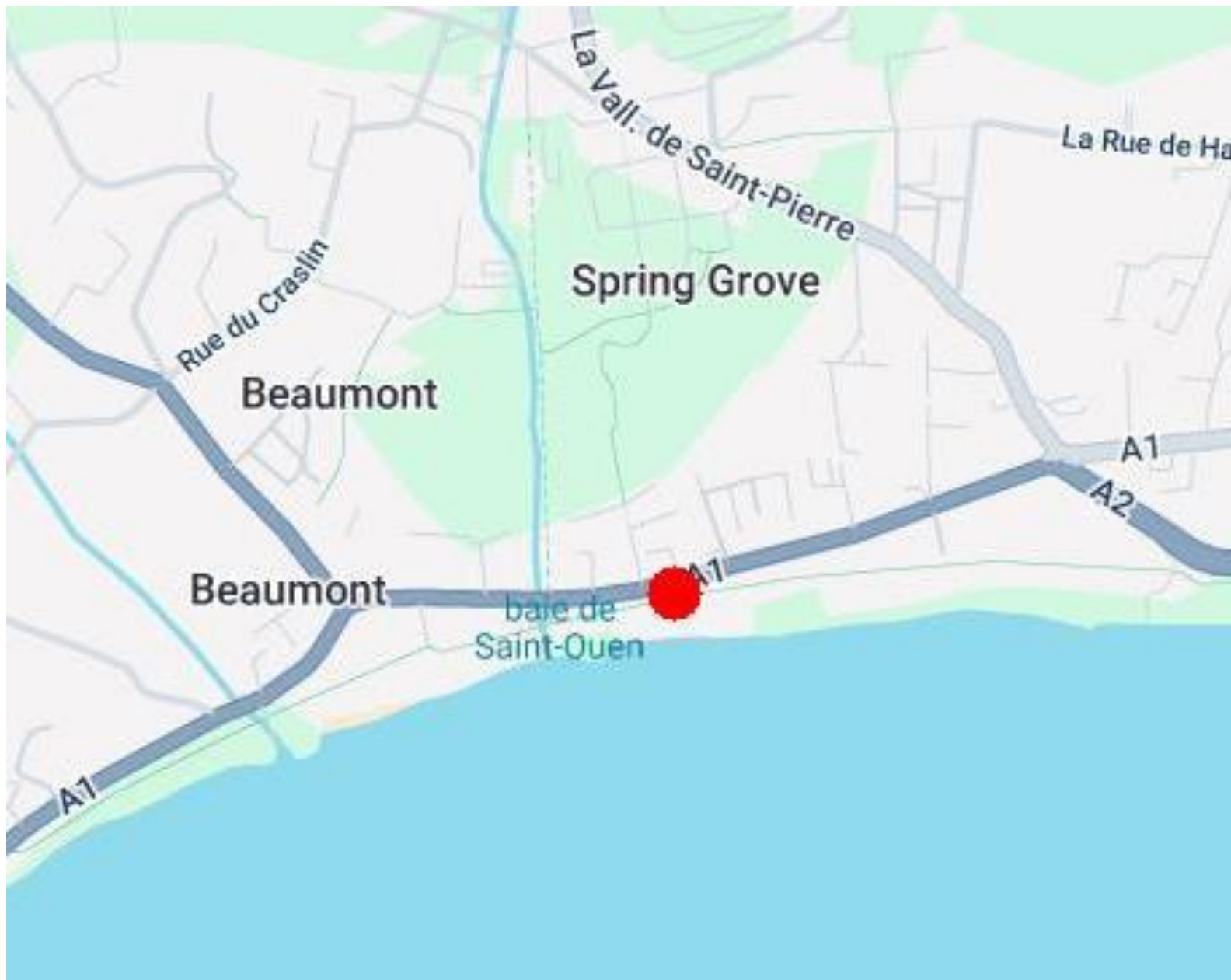


GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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 drains
Mains water
Gas heating
Gas hob

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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