



1 Beach Road

Grouville, Jersey, JE3 9HZ

Asking price £790,000

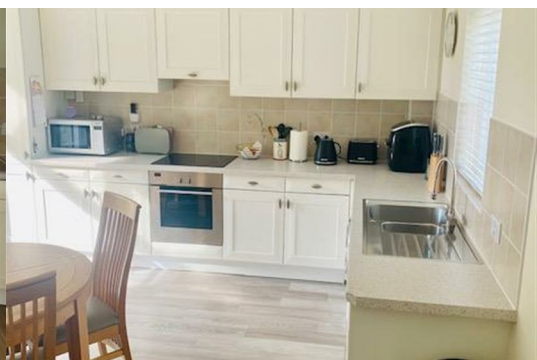


Nestled in the charming heart of Gorey Village, we are pleased to present this immaculate detached house, ideal for those seeking a low-maintenance lifestyle or a perfect starter home. This delightful property boasts two well-proportioned bedrooms and two modern bathrooms, providing ample space for comfortable living.

The interior has been thoughtfully updated, featuring new windows and doors that enhance both aesthetics and energy efficiency. An electric boiler ensures warmth and convenience, while the newly laid flooring throughout adds a touch of contemporary elegance. The outdoor space has also been revitalised with a new patio and fencing, creating a private area perfect for relaxation or entertaining.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable location. The property is conveniently situated near the No 1 bus route, offering easy access to the town and all essential local amenities, making it an ideal choice for those who appreciate both tranquility and convenience.

This rare find in Gorey Village is not to be missed, please contact Derek Hamilton at 07797894278 or via email at derek@estates.je.



Entrance Hall 18'10" x 8'9" (5.75 x 2.68)
Bright hallway with access to WC, under stairs storage, lounge and Kitchen, under floor heating.

Kitchen/Diner 12'7" x 11'1" (3.86 x 3.40)
High and Low level units with integrated Fridge freezer, Siemens oven, Neff Hob and Miele washing machine, Amtico flooring with under floor heating. French doors to rear patio.

Lounge 15'11" x 11'1" (4.87m x 3.4)
Bright lounge with bay window, fitted carpet, glazed door to hallway.

Wc 6'1" x 2'9.5" (1.87 x .90)
Fitted with white WC and wash hand basin, window for natural light

Landing
Fitted carpet, storage cupboard, access to 2 bedrooms and house bathroom with loft ladder to fully floored attic for additional storage.

Bedroom 1 13'1" x 10'7" (4.00 x 3.25)
French doors to small balcony overlooking Gorey Common, fitted carpet, large built in wardrobe, access to En Suite

En Suite 4'7" x 3'10" (1.42 x 1.18)
Fitted with white WC and Wash hand basin, shower cubicle.

Bedroom 2 12'7" x 10'2" (3.86 x 3.10)
Double bedroom with fitted wardrobes, carpet, windows to front and rear.

Bathroom 6'2" x 5'6" (1.90 x 1.70)
Fitted with shower over bath, white Wc and wash hand basin.

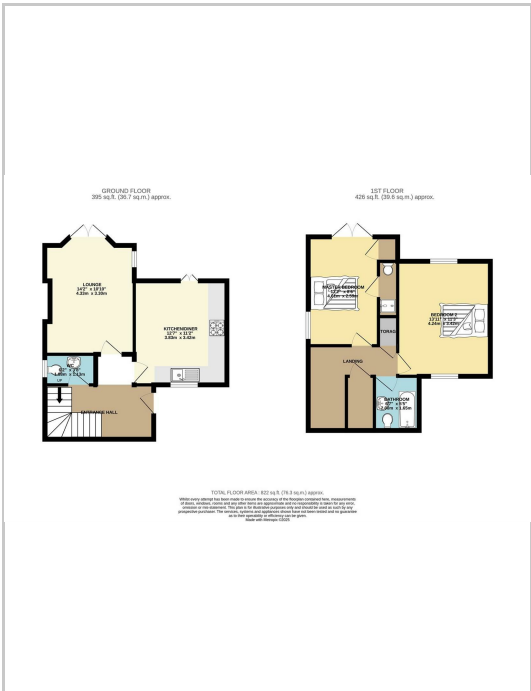
Garden and Parking
Newly laid private patio area, South facing. 2 private parking spaces with 6 visitor spaces in the development.

Services
All mains services with Electric heating, under floor to hallway and Kitchen. The property has recently had new windows and doors, new electric boiler, New patio and fencing.

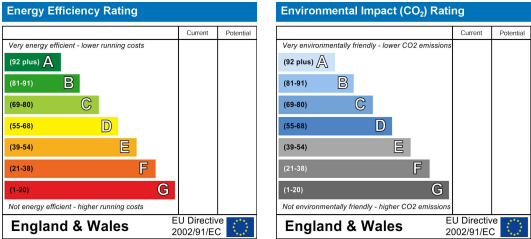
Area Map



Floor Plan



Energy Efficiency Graph



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