



2 Clos de Jambart, Rue de Jambart, St Clement, Jersey, JE2 6LB
£1,295,000

Clos de Jambart, St Clement, JE2 6LB

A superior newly built home designed in the style of a traditional Jersey granite farmhouse located on a quiet lane and within walking distance of the beach. The property has an exceptionally large open-plan kitchen/ living/ dining room, which opens through large bi fold doors onto the patio and lawned rear garden. The kitchen is finished to a high specification with a large centre island, top quality appliances and ample worktop space. There is also a fully equipped utility room and downstairs cloakroom. At the front of the property is a separate lounge, which could serve as a home office or playroom. Upstairs are 4 good size double bedrooms, 2 of which are en-suite, offering plenty of space for a large family and guests. To the exterior there is a secure sunny rear garden with patio area. To the front is parking for 2/3 cars as well as an integral garage.

ANTI MONEY LAUNDERING REGULATION

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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

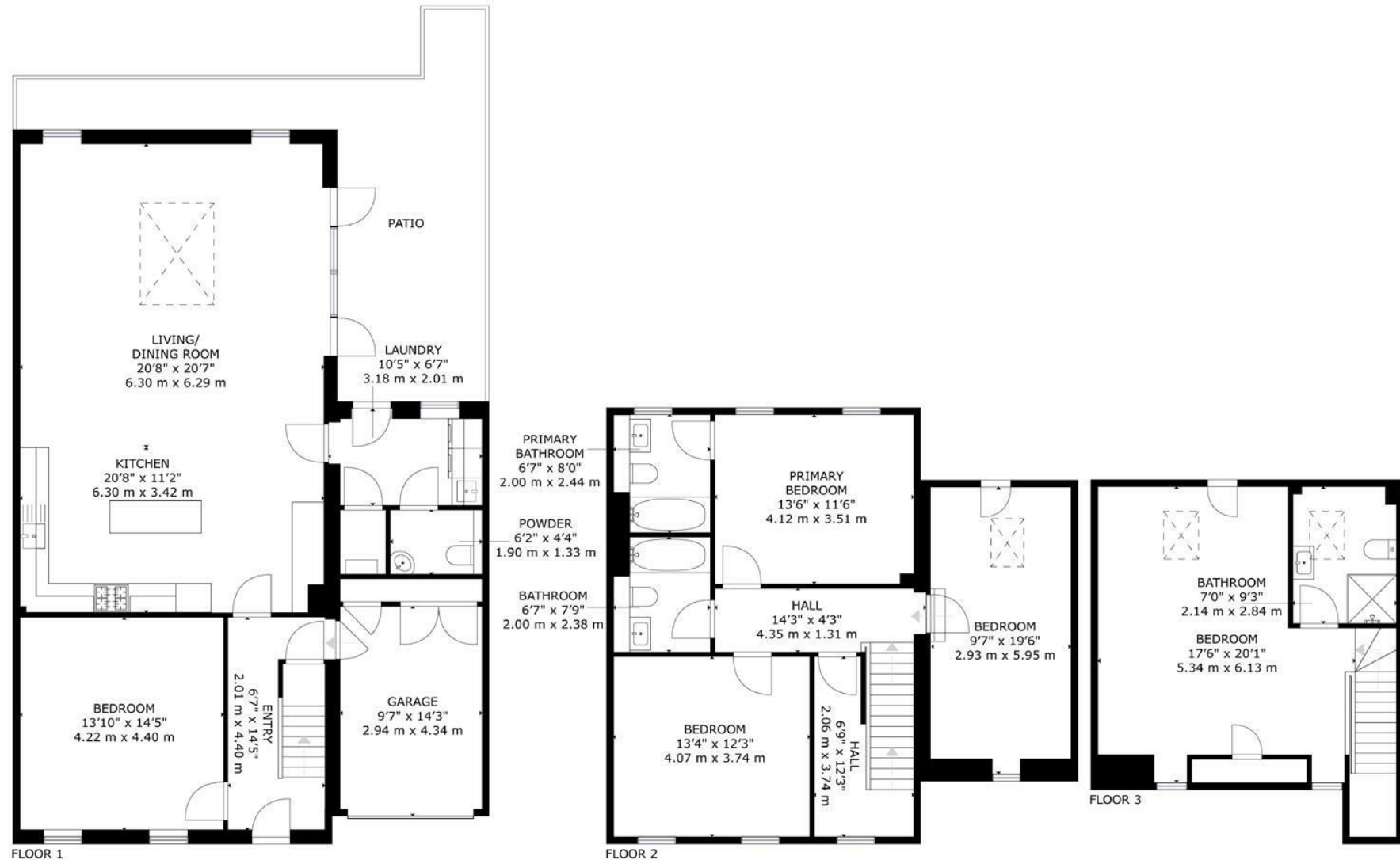
SERVICES

Underfloor heating installed throughout via air source heat pumps ensure efficiency and comfort throughout the home.

DISCLAIMER

Please note that Slomans Estate Agents we have prepared these particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. These particulars are supplied on the understanding that all negotiations are conducted through Slomans Estate Agents. Their accuracy is not guaranteed nor do they form part of any contract.





GROSS INTERNAL AREA
 FLOOR 1: 1108 sq.ft, 103 m², FLOOR 2: 796 sq.ft, 74 m², FLOOR 3: 419 sq.ft, 39 m²
 EXCLUDED AREAS: GARAGE: 150 sq.ft, 14 m²
 TOTAL: 2323 sq.ft, 216 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

