



No 1, Clos De Jambart Rue De Jambart, St Clement, Jersey, JE2 6LB
£1,350,000

Rue De Jambart, St Clement, JE2 6LB

Perfectly located in St. Clement, just moments from the beachfront, local amenities, schools, and an excellent bus route, this elegant family home offers convenience and comfort.

Featuring four good size bedrooms and three luxury bathrooms, two of which are en-suite. The highlight of the home is the spacious open-plan living area, with bi-fold doors that seamlessly connect indoor and outdoor spaces, perfect for entertaining or enjoying the sunshine. The high-end, fully integrated kitchen, with a central island, is ideal for those who love to cook and entertain, and the separate utility room fitted with white goods with a cloakroom adds practicality to the luxurious setting. There is also a garage and parking for three cars, along with front and rear lawn areas for outdoor enjoyment.

Services

Underfloor heating throughout, powered by air source heat pumps, ensures efficient and comfortable warmth.

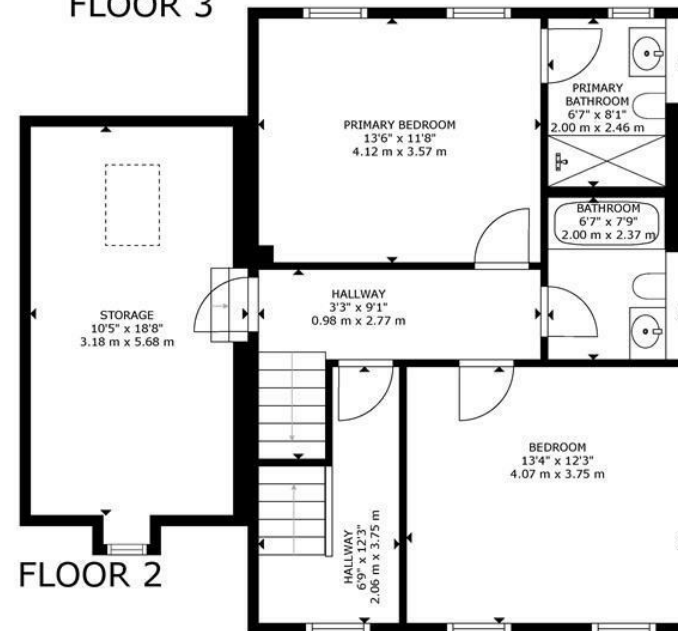
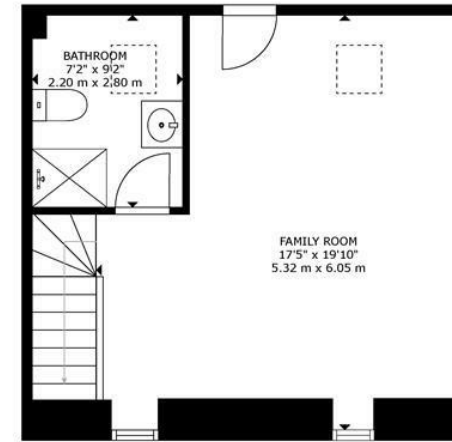
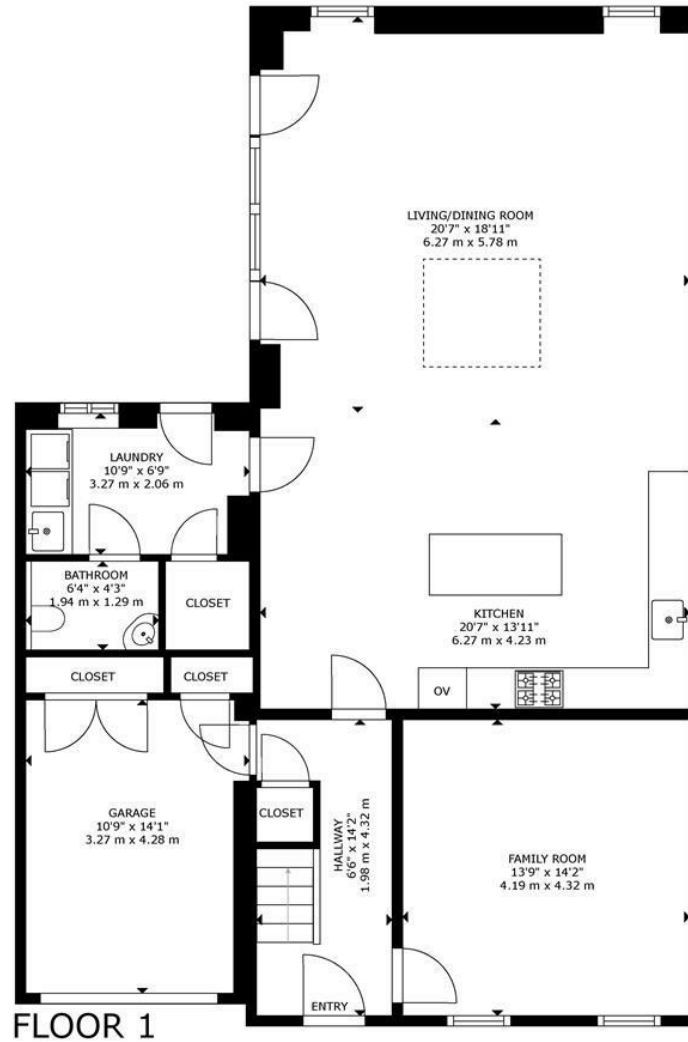
ANTI MONEY LAUNDERING REGULATION

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

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: 1,143 sq. ft, 106 m², FLOOR 2: 798 sq. ft, 74 m²,
FLOOR 3: 407 sq. ft, 38 m²
TOTAL: 2,349 sq. ft, 218 m²
EXCLUDED AREA: GARAGE: 151 sq. ft, 14 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

