



56 Grasett Park Estate, St. Saviour, Jersey, JE2 7XD
£645,000

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Ideal Starter Home for First-Time Buyers Only

This delightful, semi-detached starter home offers well-proportioned living spaces, making it perfect for young families. Situated in a popular residential area, the property is within a short stroll of the beach, local supermarkets and tennis courts, providing a balanced lifestyle with easy access to amenities. Boasting spacious accommodation the property also includes a fantastic sized garden, a garage with electric doors & additional parking. The layout is thoughtfully designed, featuring a cosy sitting room, a bright and airy eat-in kitchen which overlooks the garden, a utility space with worktop in the garage, a new shower room and office with built-in storage, USB ports, and sockets. Upstairs, you'll find 3 large bedrooms, each with built-in wardrobes, along with a house bathroom.

This home is also ideally located near local schools, with plenty of visitor parking around the close and offers a quiet, traffic-free setting at the back of the development.

SERVICES

Electric storage heaters
Mains drains and water
Bathroom underfloor electric heating
Attic has a pull down ladder, electric and fully insulated
Plantation shutters
Double Glazed

ANTI MONEY LAUNDERING REGULATION

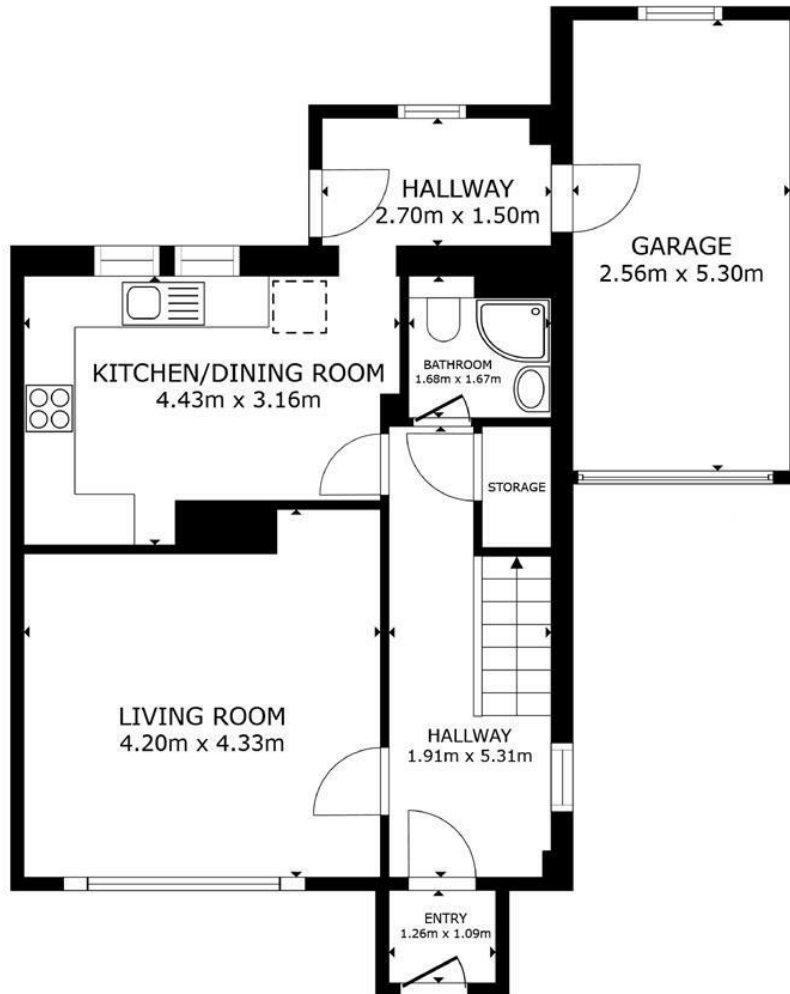
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

DISCLAIMER

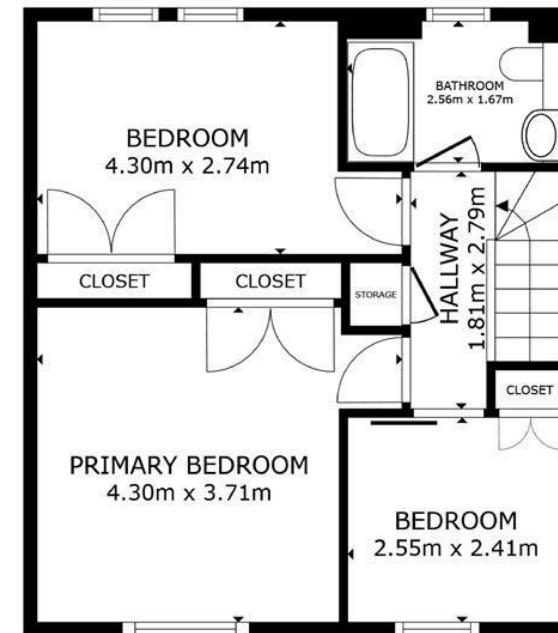
Please note that Slomans Estate Agents we have prepared these particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. These particulars are supplied on the understanding that all

negotiations are conducted through Slomans Estate Agents. Their accuracy is not guaranteed nor do they form part of any contract.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 51.6 m² FLOOR 2 43.9 m²
EXCLUDED AREAS : GARAGE 13.6 m²
TOTAL : 95.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

