



La Grande Route De La Cote  
, St Clement, JE2 6SA

**£850,000**





## La Grande Route De La Cote

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Troys are delighted to offer this rare opportunity to purchase a spacious coastal property, offering uninterrupted sea views. The property comprises three double bedrooms with a large eat-in kitchen, spacious lounge and two bathrooms. The front exterior offers a generous size patio with space at the end for parking. The property is currently in need of renovation, but once complete it would make a fantastic family home. Viewing comes highly recommended by the vendors sole agent.

Entrance Porch

Entrance Hall

Cloak Room

Lounge

19'7" x 11'3" (5.97 x 3.43)

Kitchen

9'3" x 16'10" (2.82 x 5.13)

Self Contained Unit

30'6" x 11'3" (9.30 x 3.43)

Half Landing

Steps to:

Bathroom

9'5" x 16'5" (2.87 x 5.00)

Main Bedroom

11'0" x 15'0" (3.35 x 4.57)

Bedroom 3

11'5" x 14'5" (3.48 x 4.39)

Exterior





## Floor Plan



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

