



7 Clos Lempriere

La Rue Du Maupertuis



7 Clos Lempriere, La Rue Du Maupertuis, St Clement, JE2 6BH

FIRST TIME BUYER PROPERTY Located on a private lane, this beautifully presented semi-detached home offers the perfect blend of coastal living, countryside views, and everyday convenience.

Maintained to an excellent standard throughout, the property features a kitchen/diner, a separate sitting room, and a bright conservatory that provides additional living space.

The accommodation is arranged over three floors. The first floor offers two double bedrooms and a house bathroom, while the second floor is dedicated to a principal bedroom suite complete with its own en-suite shower room. The rear facing bedrooms enjoy delightful views across open fields.

Outside, the property benefits from an enclosed rear garden, with a patio area and lawned garden.

Ideally located, the property is within easy reach of both the beach and picturesque country lane walks, making it perfect for those who enjoy an active outdoor lifestyle. Everyday amenities are close at hand, including Marks & Spencer, while the bus route close by provides easy access to town.

Further benefits include parking for two cars & loft storage.



3



2



2

Parish: St Clement

Qualification: Qualified

Tenure: Freehold

Price £735,000



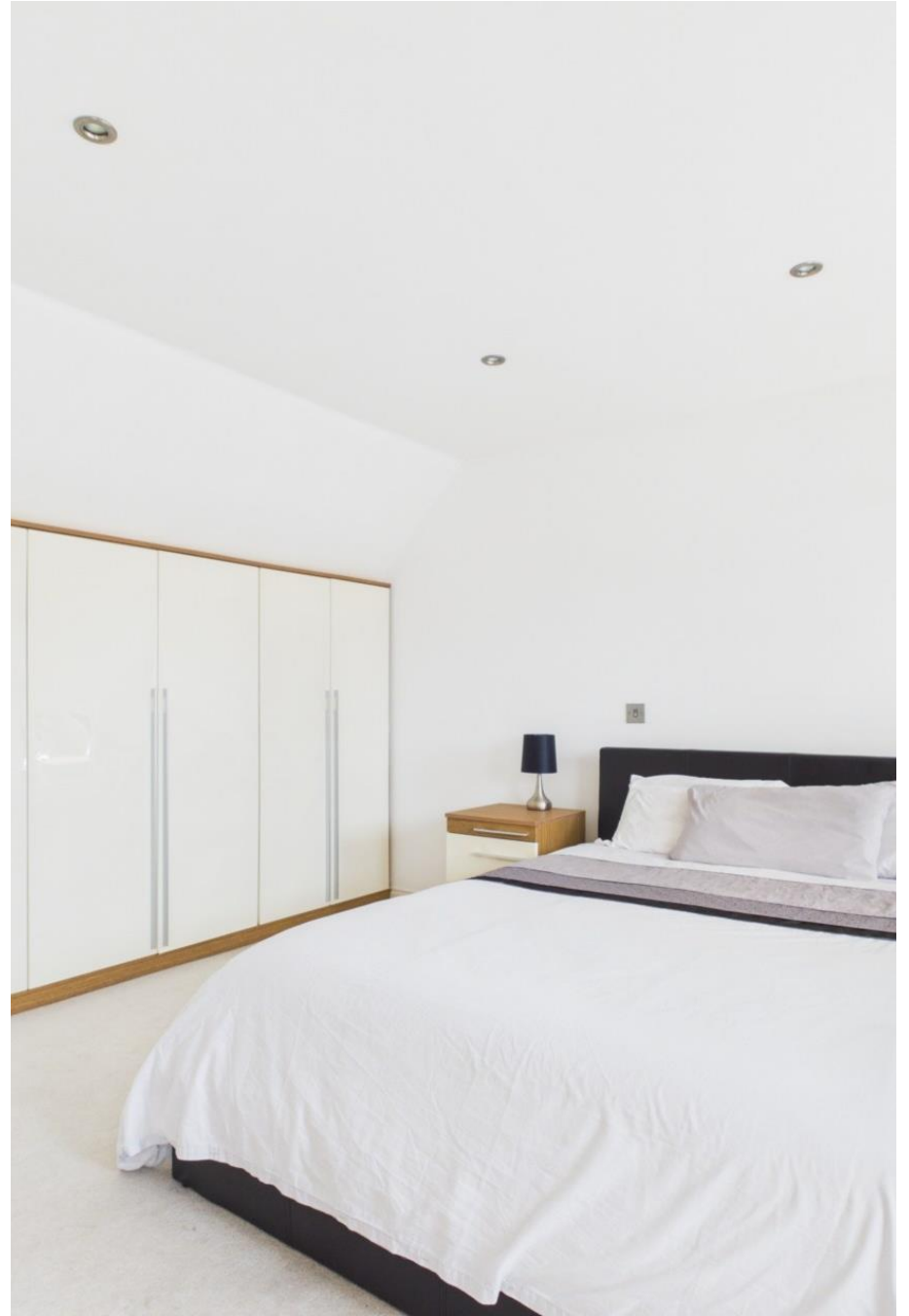
- FIRST TIME BUYER PROPERTY
- Private lane location
- Three double bedrooms
- Low maintenance garden
- Beach & country walks
- Two parking spaces





















This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Mains drains

Mains water

Electric under floor heating

Service charge

£90 per quarter to cover the maintenance and gardening of the private road.

+441534 877977

Knight Frank Jersey

37-39 Halkett Place St Helier, Jersey JE2 4WG

knightfrank.je

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank Jersey in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank Jersey nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank Jersey. 2. Material Information: Please note that the material information is provided to Knight Frank Jersey by third parties and is provided here as a guide only. While Knight Frank Jersey has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Lawyer. Particulars dated 09/07/2026. All information is correct at the time of going to print.

