



## Lansdowne, 3 Arnworth Avenue

La Grande Route Des Sablons



# Lansdowne, 3 Arnworth Avenue, La Grande Route Des Sablons, Grouville, JE3 9BP

Versatile five/six bedroom family home just steps from the beach in Grouville, set along a quiet private road.

The ground floor offers a bright, generously sized lounge with wood burner. The kitchen/diner leads through to a utility room. There are three double bedrooms and house bathroom. Upstairs, the home offers two further double bedrooms, and shower room plus a study, which could be used as another bedroom.

Externally, the garden wraps around the property, there is a single garage and ample parking for approx. seven cars.

Located off Grouville Coast Road with excellent bus links, this home also enjoys access to a private walkway leading directly to the beach and promenade, which stretches all the way to the Royal Jersey Golf Club and into Gorey village.



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Parish: Grouville

Qualification: Qualified

Tenure: Freehold

Price £1,295,000



- Beachside family home
- Five/six bedrooms
- Spacious living areas
- Quiet private road
- Private beach access
- Garden, single garage and ample parking

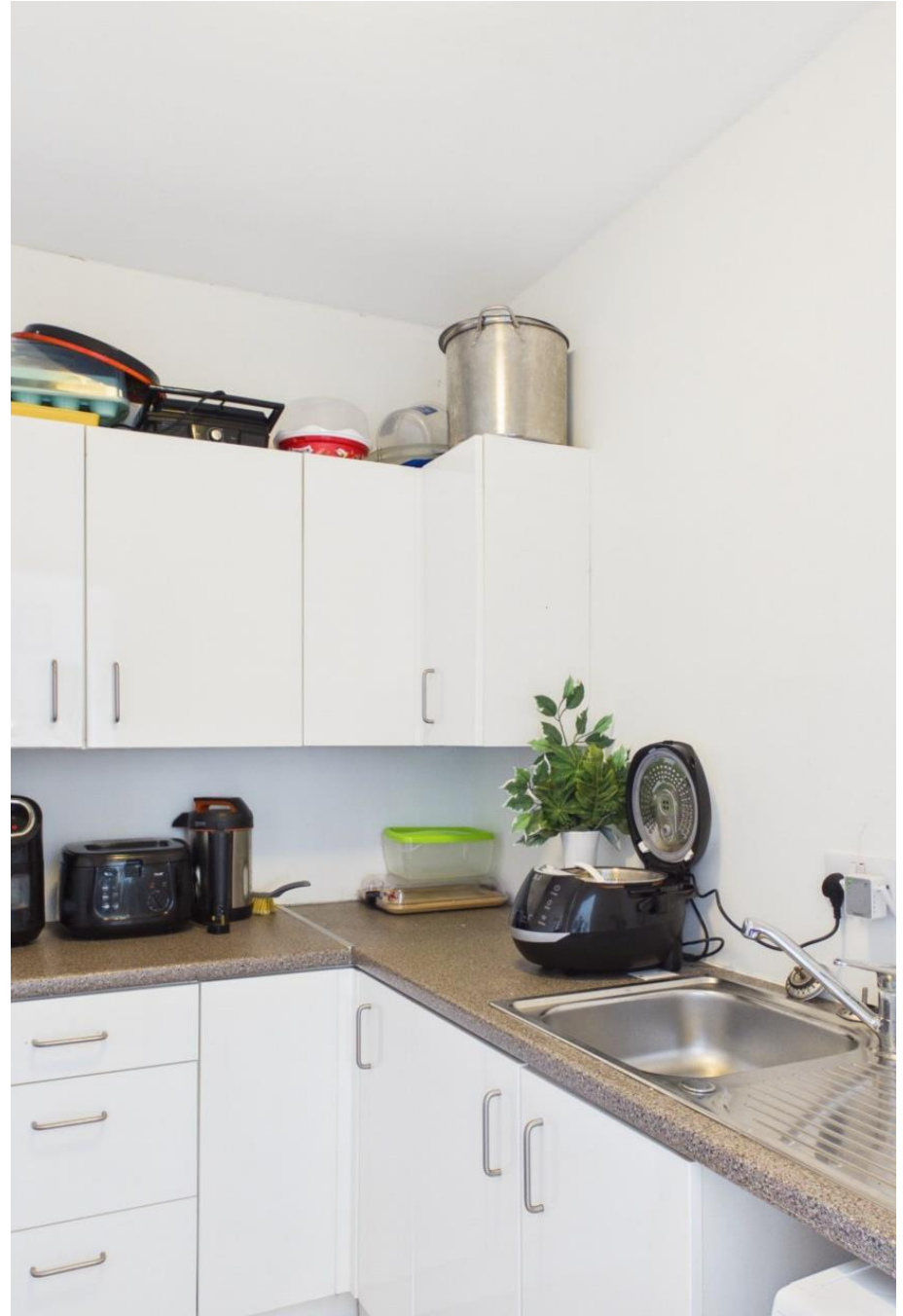
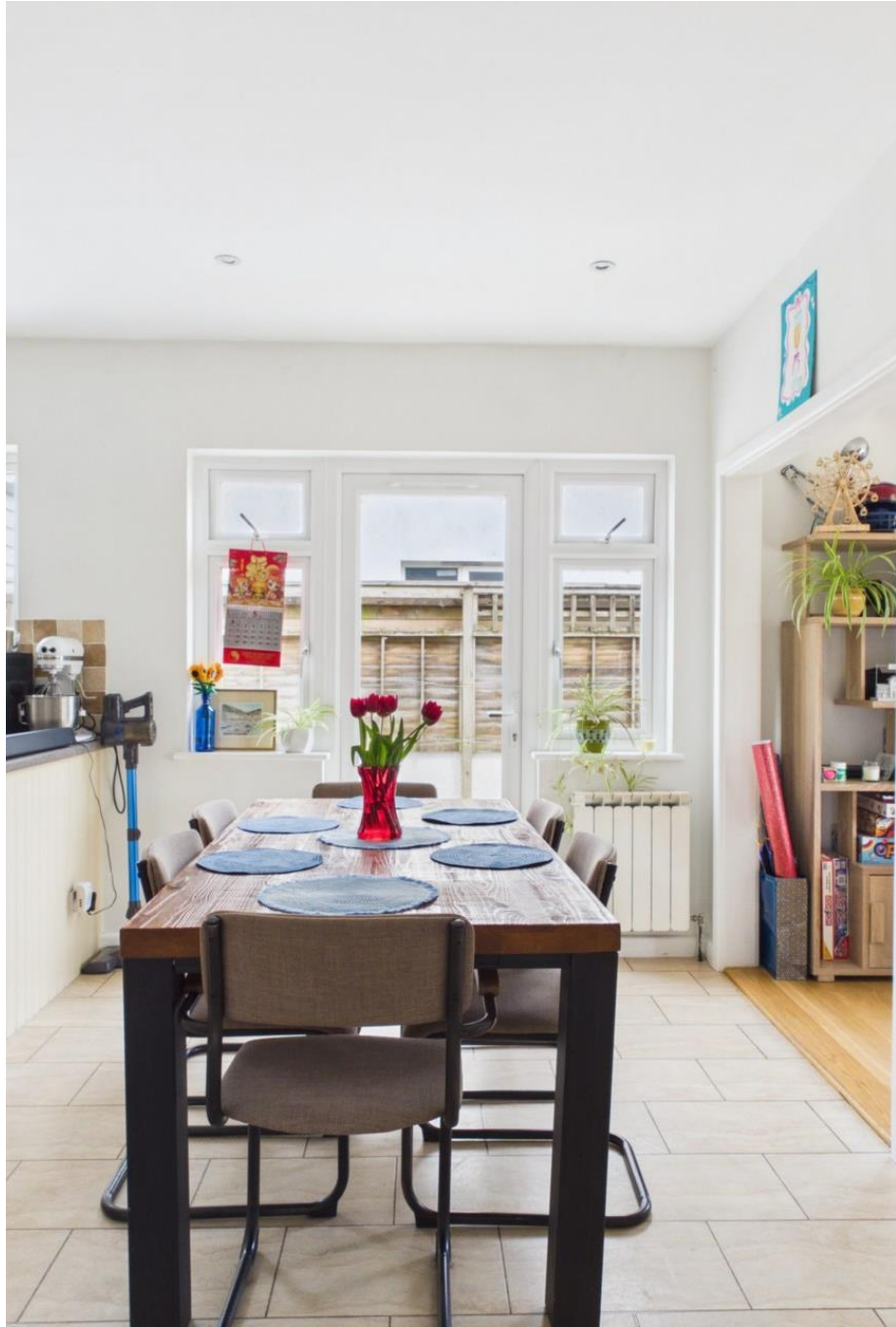




King Frank

























Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

2533 ft<sup>2</sup>

235.3 m<sup>2</sup>

Reduced headroom

298 ft<sup>2</sup>

27.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Oil fired central heating

+441534 877977

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