



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.



5



2



1

Parish: Grouville

Qualification: Qualified

Tenure: Freehold

Price £1,225,000



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





























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

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 27/05/2026. All information is correct at the time of going to print.

