

9 Broadlands

La Rue Du Hocq


seaside

9 Broadlands, La Rue Du Hocq, St Clement, JE2 6GL

Situated within the ever-popular Broadlands development in Le Hocq, St Clement, this well-proportioned three bedroom semi detached home offers comfortable family living in a fantastic location, just moments from the beach and local amenities.

The ground floor accommodation comprises a welcoming lounge flowing through to a dining room, with direct access onto the raised south facing decking, creating a lovely space for indoor outdoor living and entertaining. A separate kitchen and convenient downstairs cloakroom complete the ground floor. Upstairs, there are three bedrooms and a family bathroom, providing practical accommodation ideally suited to a growing family.

Externally, the property benefits from a sunny, south facing garden, thoughtfully designed for low-maintenance living with artificial lawn, paved areas and composite decking. A useful workshop leads through to a single garage, whilst parking for three vehicles is available to the front of the garage.

One of the property`s greatest attractions is its superb location. A nearby pathway provides direct access through to the meadow, perfect for leisurely walks, whilst the beautiful Le Hocq beach and popular local restaurant are just a short stroll away.

Families will particularly appreciate having both primary and secondary schools within walking distance, alongside two excellent bus routes providing convenient connections across the island.

Offering a wonderful combination of space, practicality and coastal convenience, this is a fantastic family home in one of St Clement`s most desirable residential areas.



Parish: St Clement

Qualification: Qualified

Tenure: Freehold

Price £749,000





- Three bedroom semi detached family home
- Popular Broadlands development in Le Hocq
- Sunny south facing, low-maintenance garden
- Single garage, workshop and parking for three
- Walking distance to Le Hocq beach and schools
- Excellent bus routes and nearby countryside walks

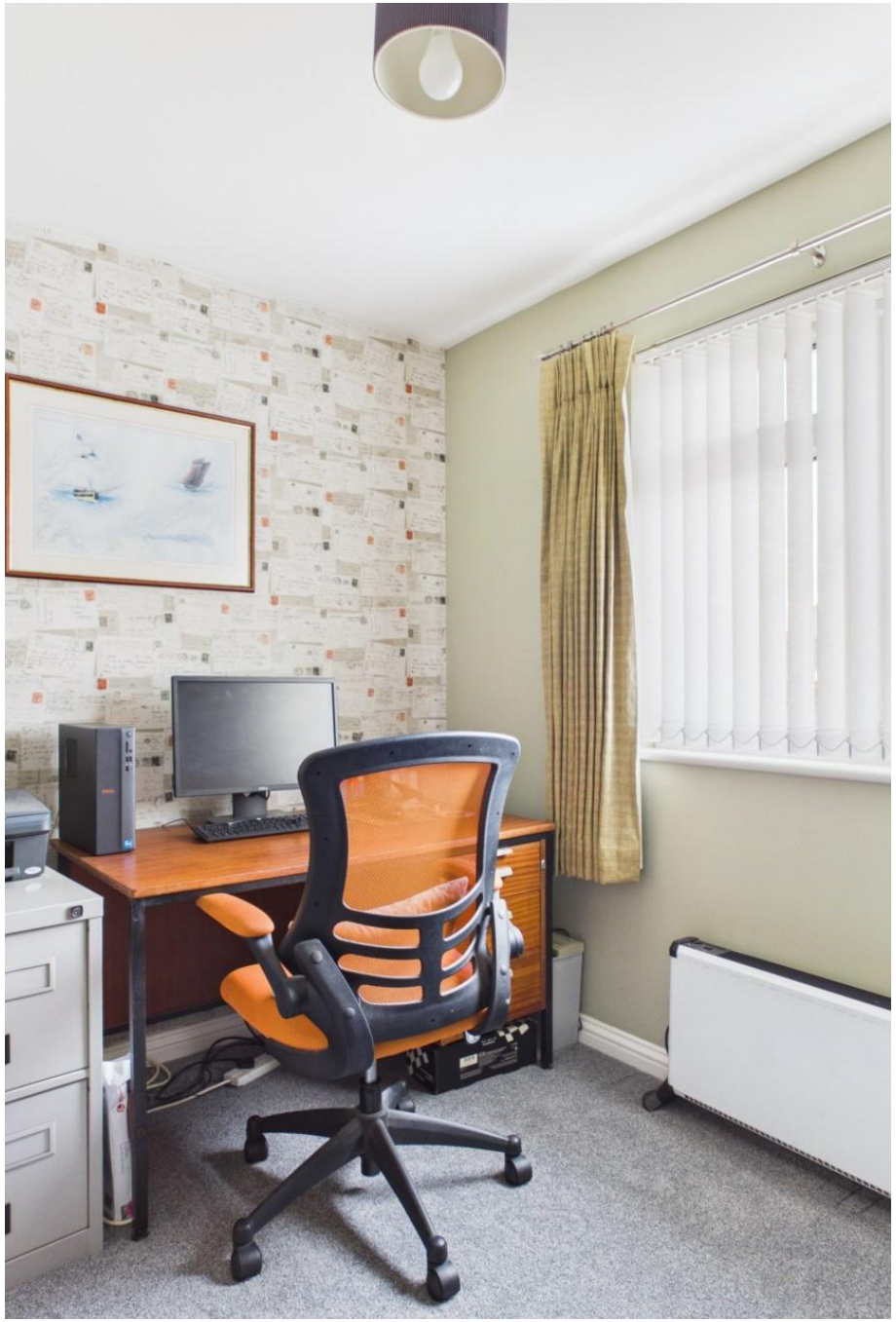







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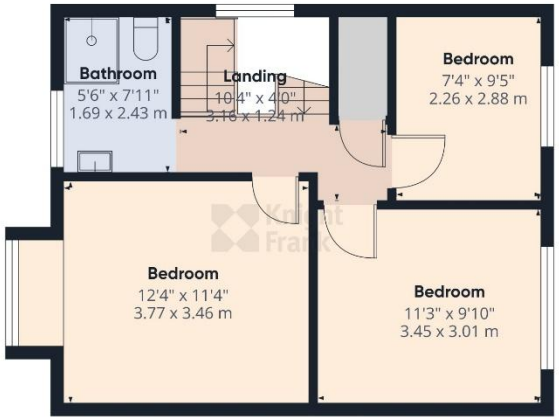




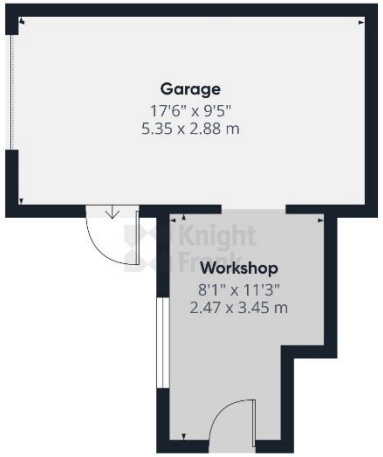




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1124 ft²

104.4 m²

(1) Excluding balconies and terraces

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.

Service Charge

£10 monthly payment to the Broadlands Residents Association for the upkeep of the communal gardens.

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