



A simply beautiful family home only a stone's throw from the beach

**La Route De La Haule, St Brelade, JE3 8BA**

Guide Price: £3,500,000





Substantial six bedroom Victorian family home • High ceilings and large windows • Open-plan entertaining space • Front and rear lawns • Separate two bedroom cottage • Double garage and ample parking

• 4 bedrooms • 3 reception rooms • 3 bathrooms

#### Local Information

The house enjoys wonderful sea views over the breadth of St Aubin's Bay, with local restaurants, bars, cafes and shops only a short walk in either direction from the property. The airport is just 10 minutes away and St Helier is 15 minutes.

#### About this property

Situated directly opposite the expansive St Aubin's Bay, Floriana combines beachfront living with desirable privacy. This charming early Victorian villa was built around 1840 and has since undergone complete structural renovation, commanding simply delightful views of the bay.

Set between a substantial front lawn and an enclosed rear garden, totalling approximately 1/3 acre, this grand family home emanates sophistication and comfort throughout.

The large windows, high ceilings and neutral colour scheme create light-filled living space in every room, with an open-plan kitchen, dining and sitting room making for perfect entertaining space.

The Coach House is situated alongside the main house and provides an extremely high standard of secondary accommodation, comprising two spacious double bedrooms, one bathroom and an open-plan

kitchen/dining and sitting room. A perfect second generation opportunity, or alternatively to accommodate visiting guests or staff.

Floriana possesses an abundance of potential, fabulously renovated and maintained to create a blank canvas from which you can mould your dream home.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: +44 (0) 1534 722227.







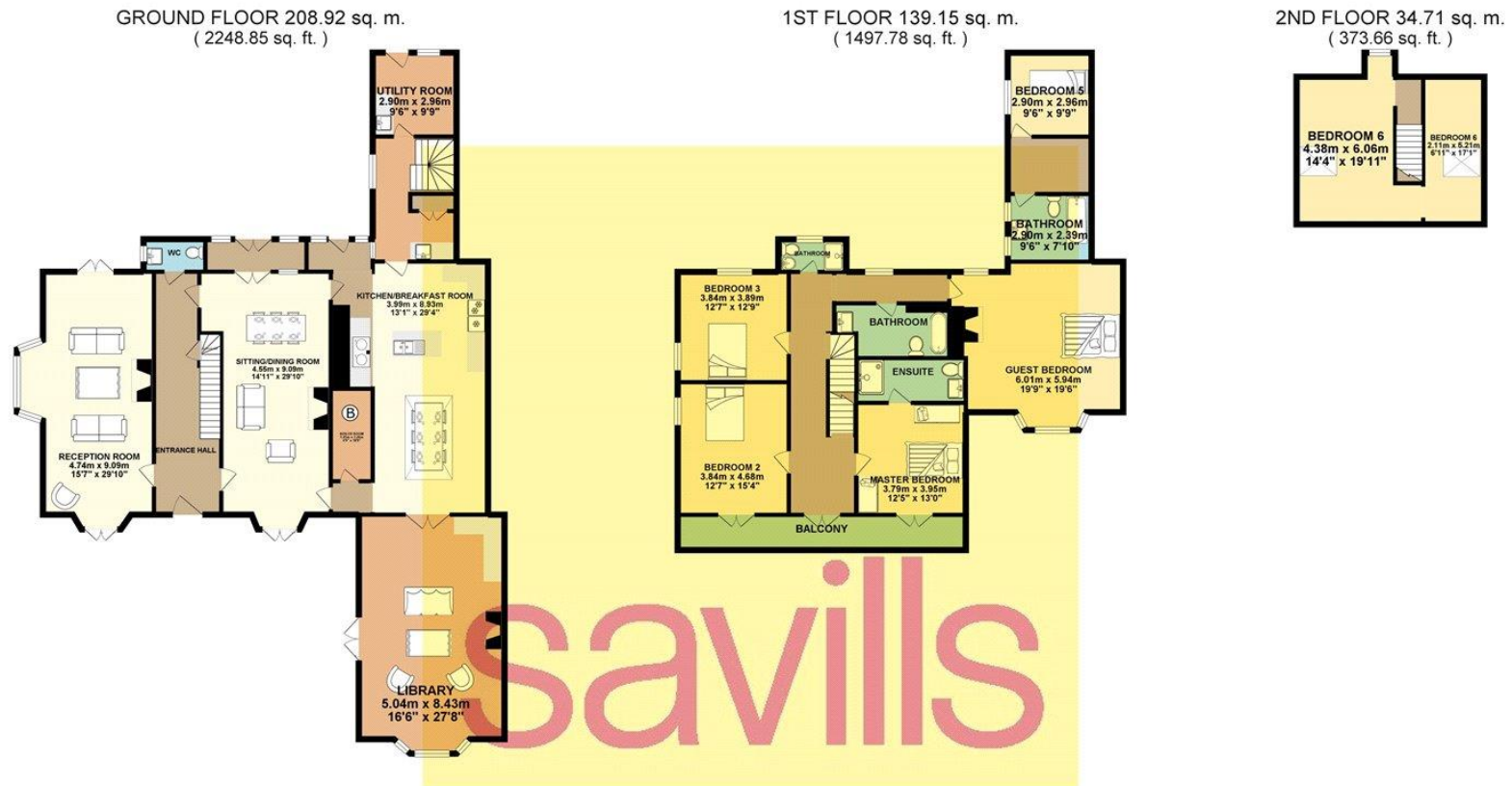
**La Route De La Haule, St Brelade, JE3 8BA**  
**Gross Internal Area** 5251 sq ft, 487.8 m<sup>2</sup>



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TOTAL FLOOR AREA : 382.79 sq. m. ( 4120.28 sq. ft. ) approx.

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