



189 Le Clos Des Sables, St. Brelade, Jersey, JE3 8GH

189 Le Clos Des Sables, St. Brelade, Jersey, JE3 8GH

Asking · £495,000

Location

House / building: 189 Le Clos Des Sables, St. Brelade, Jersey, JE3 8GH

St Brelade

what3words: ///printouts participant madness (<https://what3words.com/printouts.participant.madness>)

Map: <https://www.google.com/maps?q=49.190667,-2.204917>

BEDROOMS	BATHROOMS	RECEPTIONS	PARKING
2	1	1	1

Overview

This duplex property is presented in walk-in condition, offering a practical and well-finished home close to the shops, sports centre, beaches and schools in the popular Clos des Sables development near to Quennevais. The ground floor comprises a modern kitchen with island and a large open living room with media wall, the room opening onto a sunny decked patio. Upstairs there are two double bedrooms, a house bathroom and useful storage. Outside, the property benefits from a separate garage with electricity, the use of communal gardens, an allocated drying area and on-road parking. A well-located home that combines contemporary interiors with easy access to St Brelade's amenities and coastline. To arrange a viewing, please call us today.

Accommodation

Ground Floor

Entrance Hall

Kitchen / Lounge / Diner 7.54 m × 4.31 m (24'9" × 14'2") · 32.5 sq m (350 sq ft)

First Floor

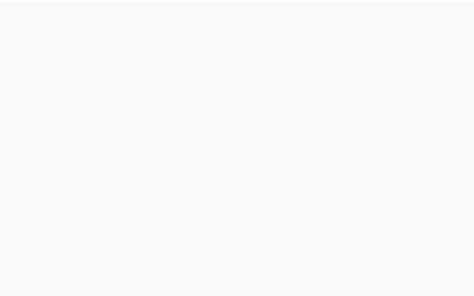
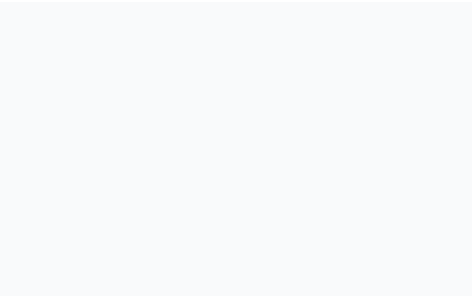
Bedroom 1 3.05 m × 3.32 m (10'0" × 10'11") · 10.13 sq m (109 sq ft)

Bedroom 2 2.93 m × 4.3 m (9'7" × 14'1") · 12.6 sq m (136 sq ft)

Bathroom

Approximate total floor area: **70 sq m** (754 sq ft).

Gallery

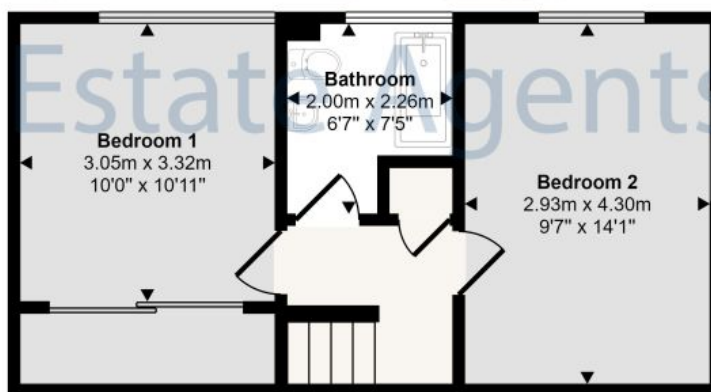


Floor plan

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft



First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Contact

Joyce Dodsley — Sales & Lettings Agent

01534 629009

joyce@ndestates.com

When an offer is accepted, and negotiations for the purchase or letting of a property are entered into, the prospective purchasers or prospective tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation showing your current home address, (a Current utility bill) together with confirmation of source of funds, source of wealth and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential status. ND Holdings Limited must comply with the current Money Laundering Legislation.

Jersey Property is subject to local Housing Law that controls the occupancy of the property. Unless the property is **registered status**, any property is only **available for occupancy** to persons who possess Jersey Housing Qualifications to live in a property in Jersey. You must provide your Residency Card to us to show proof of your residential status. If you do not possess Jersey Housing Qualifications, you may **own** the property but **not** live in it if the tenure is **share transfer** and there are **no** restrictions as to ownership. You are recommended to seek legal advice before you proceed with any transaction. **Legal advice should be sought in respect of this.**

These details are set out for guidance only and **do not** constitute an offer or a contract. Applicants should not rely on them as statements or representations of fact or that the property, its services, systems, or equipment are in good working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. We rely on the information given to us by the Owner of the Property. No extras or contents mentioned in these particulars or shown in the photographs are necessarily included in the sale or letting and they are included for descriptive purposes only. Any contents included with a sale are sold "as is," and no warranty is implied or given by us as agents for the Owner or by the Owner. Floor plans and location plans are **for information only** and measurements are not guaranteed as to their accuracy. Measurements are taken between internal walls and shown on the floor plans attached to details and are taken to the widest and deepest point. These are done by AI from photographs. Title, planning, building control, and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person, being a

principal, director, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty regarding the property or any part, item, system or equipment.

Downloaded: 2026-09-19: 12:44:52