

7 The Mount

La Rue De La Petite Falaise



7 The Mount, La Rue De La Petite Falaise, Trinity, JE3 5AR

Situated in rural Trinity, close to the beautiful coastline of Bouley Bay, this charming ground floor apartment offers spacious, versatile accommodation, a wonderful garden and a lifestyle that is increasingly hard to find. The property boasts two generous bedrooms suites, both offering excellent space and ensuite facilities, alongside an exceptional living space comprising a cosy lounge, an impressive 25 ft conservatory, creating a great space to entertain whilst overlooking the gardens. In addition, there is a separate country style kitchen, cloakroom and three further storage cupboards. Outside, the apartment enjoys a particularly attractive, fully enclosed lawned garden, providing a safe and secure space for children and pets, with direct access to the communal gardens. The nearby common and cliff paths offer wonderful opportunities for countryside and coastal walks. Storage and practicality are well catered for, with parking for two cars plus ample visitor spaces, a useful lockup store within the parking area and an additional garden pod offering excellent flexibility as a home office, utility room or home gym. There is also a separate workshop to the side. A rare find, this appealing home will suit a wide range of buyers, including young professionals, those looking to downsize or seeking the convenience of single level living, pet owners and keen gardeners alike.



Parish: Trinity

Qualification: Qualified

Tenure: Flying Freehold

Price £695,000





- Ground floor country apartment
- Two double bedroom suites
- 1200 sq ft of accommodation
- Rural coastal location
- Enclosed spacious garden
- Parking for two and ample storage








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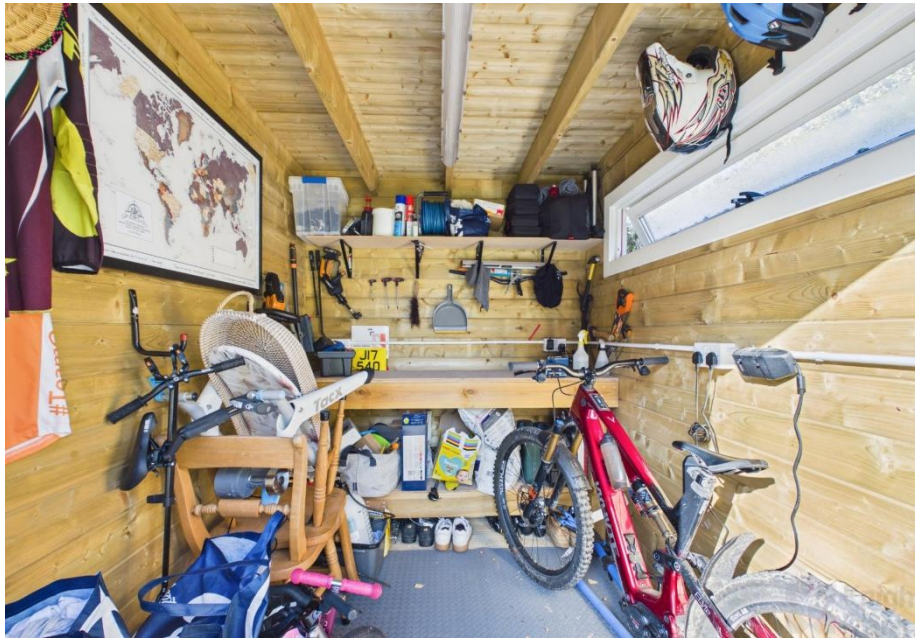




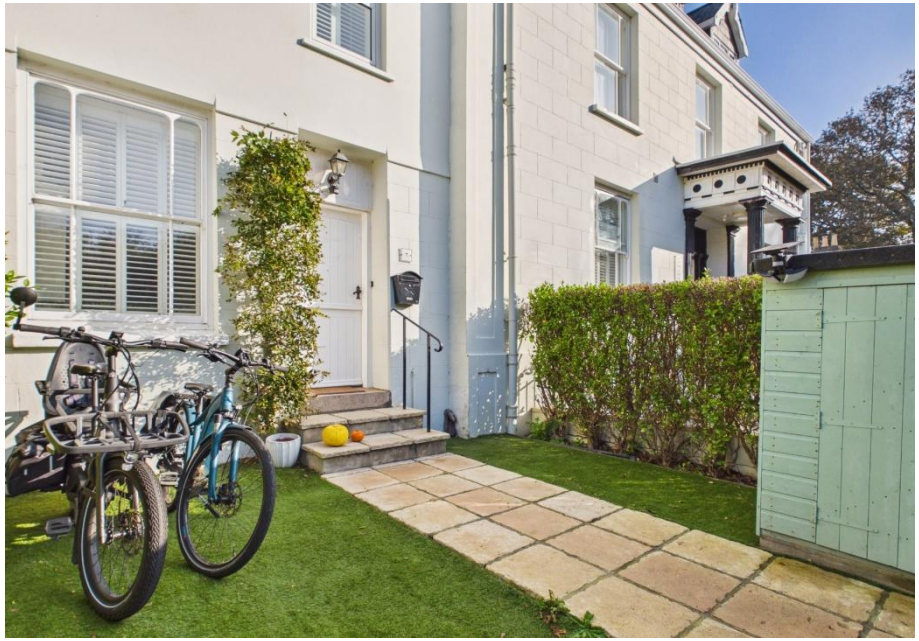
















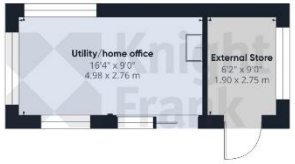








Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1194 ft²

110.7 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.

Services

Mains water

Mains drains

Electric heating

Full double glazing

Service charge

£325 pcm to include building insurance, communal gardeners, water and sinking fund.

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