



Maillard  
& Co

£ 480,000

La Ruche, La Rue du Maupertuis

For Sale



“Beautiful Modern Bungalow Close to the Beach”

1

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Modern & Spacious  
Private Outdoor Space

Bright Open-plan Living  
Convenient Location



## Property details

### Beautiful Modern Bungalow Close to the Beach

Built just three years ago to an exceptional standard, this stylish one-bedroom detached bungalow is perfectly positioned on the south coast, within easy walking distance of La Mare beach, the bus stop, and M&S Food Hall.

Designed with modern living in mind, the home is highly energy-efficient, featuring cavity insulation and internal thermal boarding throughout. The open-plan living area is bright and welcoming, with a contemporary kitchen, breakfast bar for casual dining, and space for a dining table. A large corner window and skylight flood the space with natural light, creating a bright and airy feel.

The generous double bedroom includes sliding doors leading directly to the enclosed south/west-facing garden, as well as a private en-suite bathroom complete with a separate shower cubicle. A floored roof space provides excellent additional storage, perfect for bulkier items.

Outside, the property offers even more convenience with side access that could easily be covered, a useful garden shed, and parking for two vehicles.

This is a rare opportunity to acquire a modern, low-maintenance home in a sought-after location — early viewing is strongly recommended.

E20 electric heating.

Mains water and drains.

Freehold

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the

current Money Laundering Legislation.  
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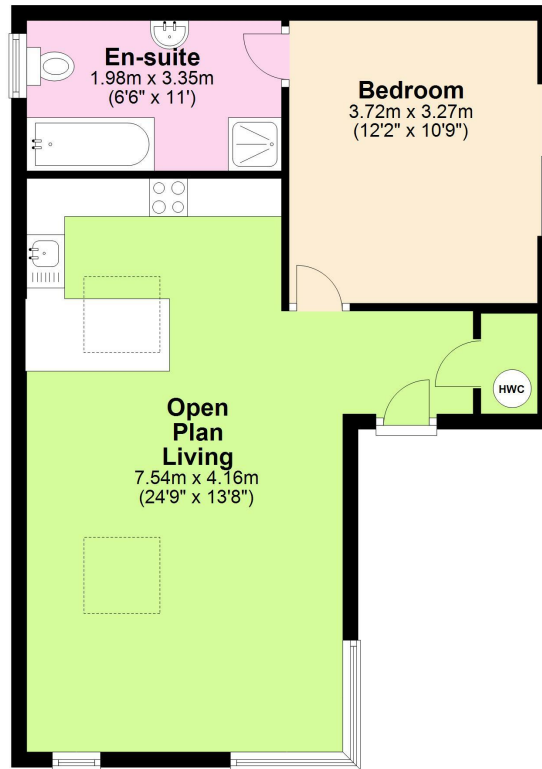






## Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)

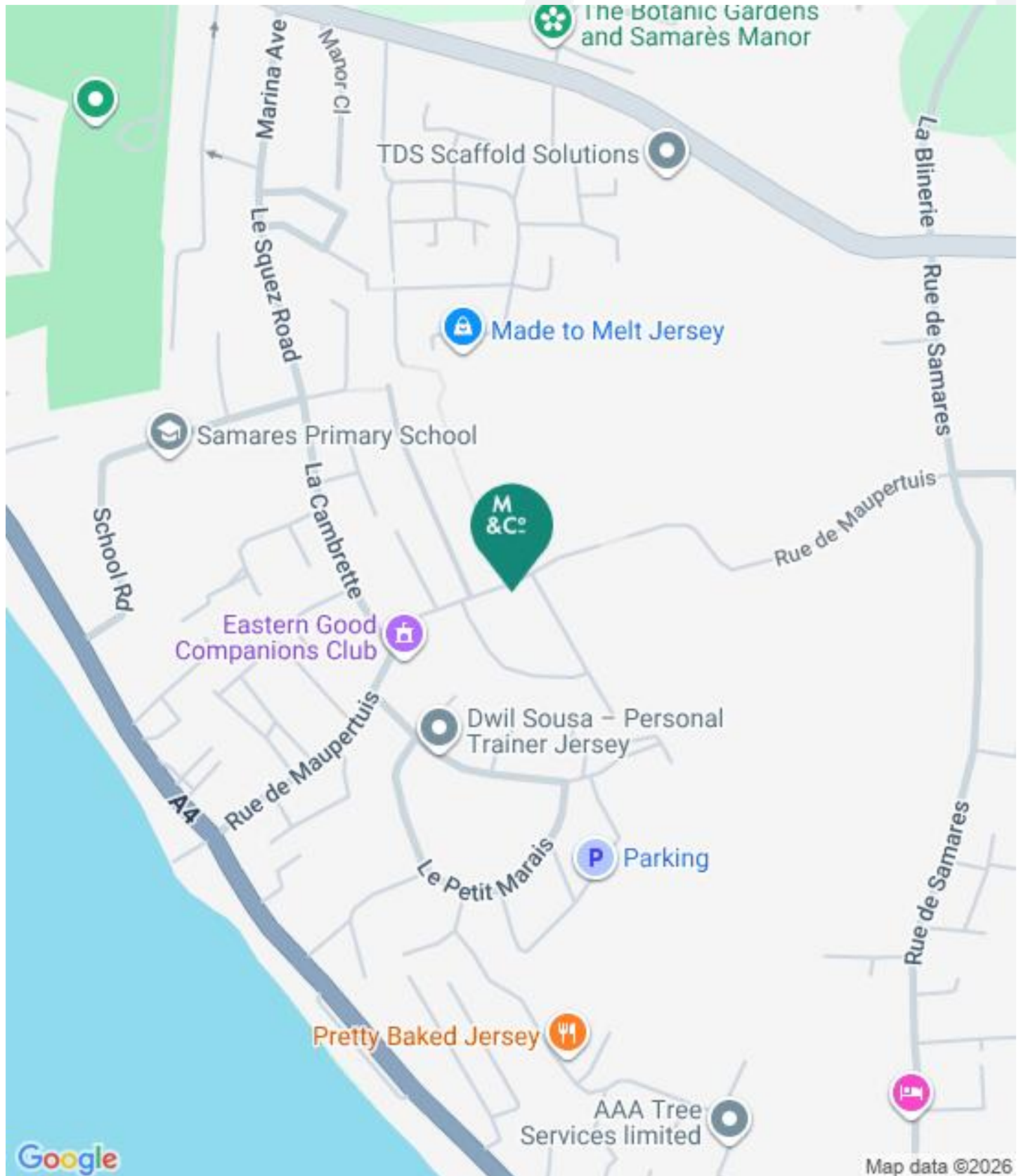


Total area: approx. 53.3 sq. metres (573.4 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.



For Sale



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