



## Jaylana Guest House La Route De St. Aubin

St. Helier, Jersey, JE2 3LN

- Guest House
- 5 Reception Rooms
- On a Main Bus Route
- 10 Bedrooms
- Approx 4000 sq. ft
- Central Location
- 11 Bathrooms
- Potential to Create Parking

Asking price £1,275,000

# Jaylana Guest House La Route De St. Aubin

St. Helier, Jersey, JE2 3LN



Pinnacle Estates is delighted to present this impressive approx 4000 sq.ft ten bedroom, eleven bathroom Guest House with five reception rooms, a patio and lean to with large storage facilities. Situated on La Route De St Aubin at First Tower, this property is on a main bus route close to town and local amenities. The property further benefits from a rear patio and side access from the main road where parking could be created if needed, subject to the usual permissions. The property is in good condition and could provide for a multitude of uses.

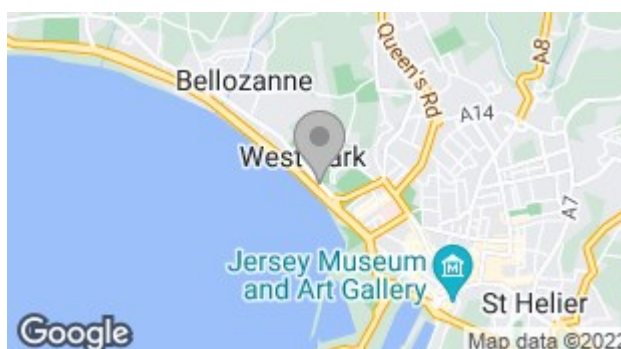
Laid out over three floors, the ground floor currently consists of a double bedroom with en-suite, a separate lounge, dining room, bar area, a second lounge with dining area, shower room and access to the patio area. The kitchen and utility room is of an industrial standard to cater for guests. Access from the utility to the store / chalet and lean to provide ample storage and external access the side of the property where parking could be created if needed in place of the end of the lean to.

The first floor briefly consists of six double bedrooms all with en-suite shower rooms. A further double bedroom with large built in wardrobe, a house bathroom and separate cloakroom complete this floor.

The second floor features two further double bedrooms and a large single bedroom all of which have en-suite shower rooms.

The exterior of the property has an attractive frontage with a convenient entrance porch and paved area with railings. There is a secure sunny patio area accessed from the ground floor lounge / diner and side access from the main road to the lean-to and store facility.

Early viewing is highly recommended. Please contact Pinnacle Estates for further details or to arrange a viewing. Find us at Pinnacle.je, email [hello@pinnacle.je](mailto:hello@pinnacle.je) or call 01534 707707.





# Floor Plan



TOTAL FLOOR AREA : 3957 sq.ft. (367.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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