



ST. HELIER
3 BEDROOM HOUSE
ASKING PRICE £499,000

DESCRIPTION

Three bedroom house in St Helier. Located on Chevalier Road, with Millennium Park at the end of the street, this town house offers prospective new owners a well-proportioned and spacious family home. The property briefly comprises a welcoming entrance hall with a snug, a separate study, an open plan living space with a fully equipped kitchen with breakfast bar, dedicated dining area with glazed doors to the garden and living area with further access to the sun trap patio garden, a separate utility room and cloakroom with the first floor providing three double bedrooms all with en suite facilities, the master with sliding glazed doors to a terrace. Le Rossignol Estates are delighted to be appointed sole selling agents and look forward to your call.

DETAILS

Entrance Hall

Fitted carpet
Under stairs storage cupboard

Study

Fitted carpet

Snug

Solid wood flooring

Kitchen / Diner

Diner - Solid wood flooring
Glazed doors to patio garden
Kitchen - Tiled flooring
Range of eye and base level units with integrated appliances to include 4 ring gas hob, electric oven, dishwasher

Utility

Wood flooring
Space and plumbing for washing machine

Cloakroom

Tiled flooring
W.C.
Wash hand basin

Living Area

Wood flooring
Glazed doors to patio garden

First Floor Landing

Fitted carpet

Bedroom

Fitted carpet

En Suite

Wood laminate flooring

W.C.

Wash hand basin
Bath with shower

Bedroom

Fitted carpet

En Suite

Wood laminate flooring
W.C.
Wash hand basin
Shower

Bedroom

Fitted carpet
Fitted bedroom furniture
Sliding glazed doors to raised decked seating area

En Suite

Wood laminate flooring
W.C.
Wash hand basin
Shower

Services

All mains services including gas (for the hob)
Electric heating

Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

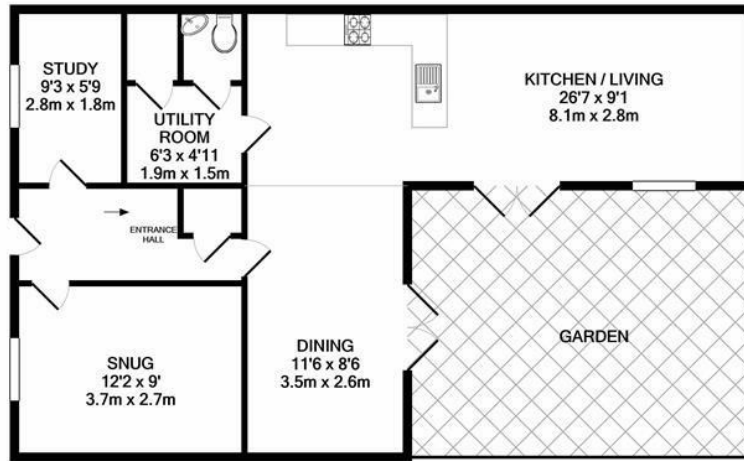
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a

Where personal service flies high

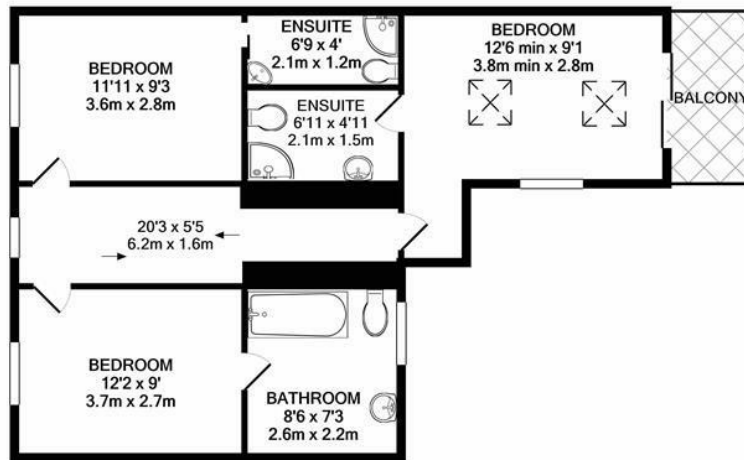


current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





GROUND FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and 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. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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