



ST. HELIER
3 BEDROOM HOUSE
ASKING PRICE £565,000 FREEHOLD

DESCRIPTION

3-Bedroom House with Garage & Parking – Great Potential in Prime Location

Located on a quiet residential road within walking distance of town, this three-bedroom home offers an exciting opportunity for buyers seeking a property with great potential. While it would benefit from modernisation, it provides a solid blank canvas to create a beautiful home tailored to your taste. Set over three levels, the layout is practical and well-proportioned throughout. The ground floor features a double bedroom, shower room, and separate utility room, ideal for multi-generational living, guest accommodation, or flexible use. On the first floor, you'll find a bright and spacious open-plan living/dining area with direct access to a balcony; perfect for enjoying your morning coffee or relaxing in the evenings. A separate kitchen offers potential for reconfiguration or to remain closed off for those who prefer a distinct cooking space. The top floor comprises two further generous double bedrooms and a well-sized house bathroom. All bedrooms are comfortably proportioned, offering good storage options and plenty of natural light. Outside, the rear garden is mainly paved for low maintenance, surrounded by mature trees and shrubs for added privacy. The property also benefits from parking for two vehicles and a single garage; an increasingly rare feature this close to town. This is a fantastic opportunity for first-time buyers, growing families, or anyone looking to step onto the property ladder with a home full of potential. The location is superb with just a short walk from town, close to Havre des Pas beach and bathing pool, and moments from local cafés, bars, restaurants, and shops. Early viewing is highly recommended to appreciate the scope and location this home has to offer.

DETAILS

Entrance Hall

Fitted carpet

Bedroom

Fitted carpet

Utility

Fitted carpet

Plumbing for washing machine

Shower room

Tiled flooring

W.C. and wash hand basin

Walk-in shower

Living/ Dining Room

Fitted carpet

Kitchen

Tiled flooring

Range of eye and base level units with integrated appliances to include 4 ring hob, double electric and dishwasher

Balcony

Faux lawn

Bedroom

Fitted carpet

Bedroom

Fitted carpet

Bathroom

Tiled flooring

W.C. and wash hand basin

Bath with shower mixer

Garden

Tiled patio

Mature trees and shrubs

Garage

Single garage

Parking

Parking available for two vehicles plus single garage

Services

All mains services excluding gas

OFCH

Jersey Housing Qualifications

This property is only available to persons who possess

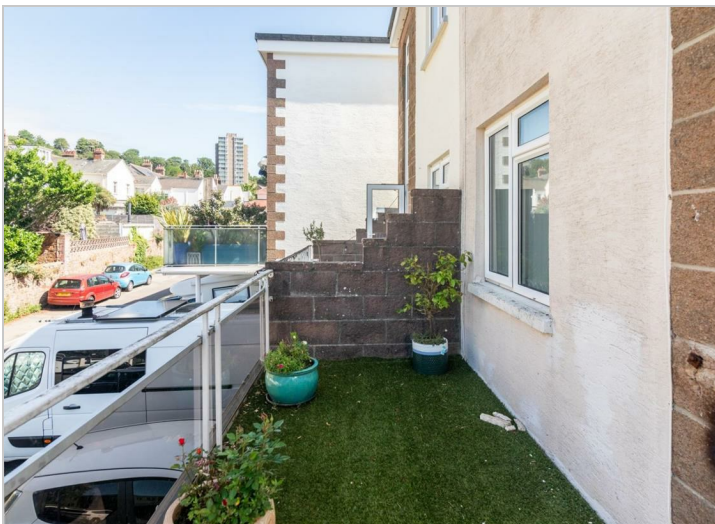
Where personal service flies high

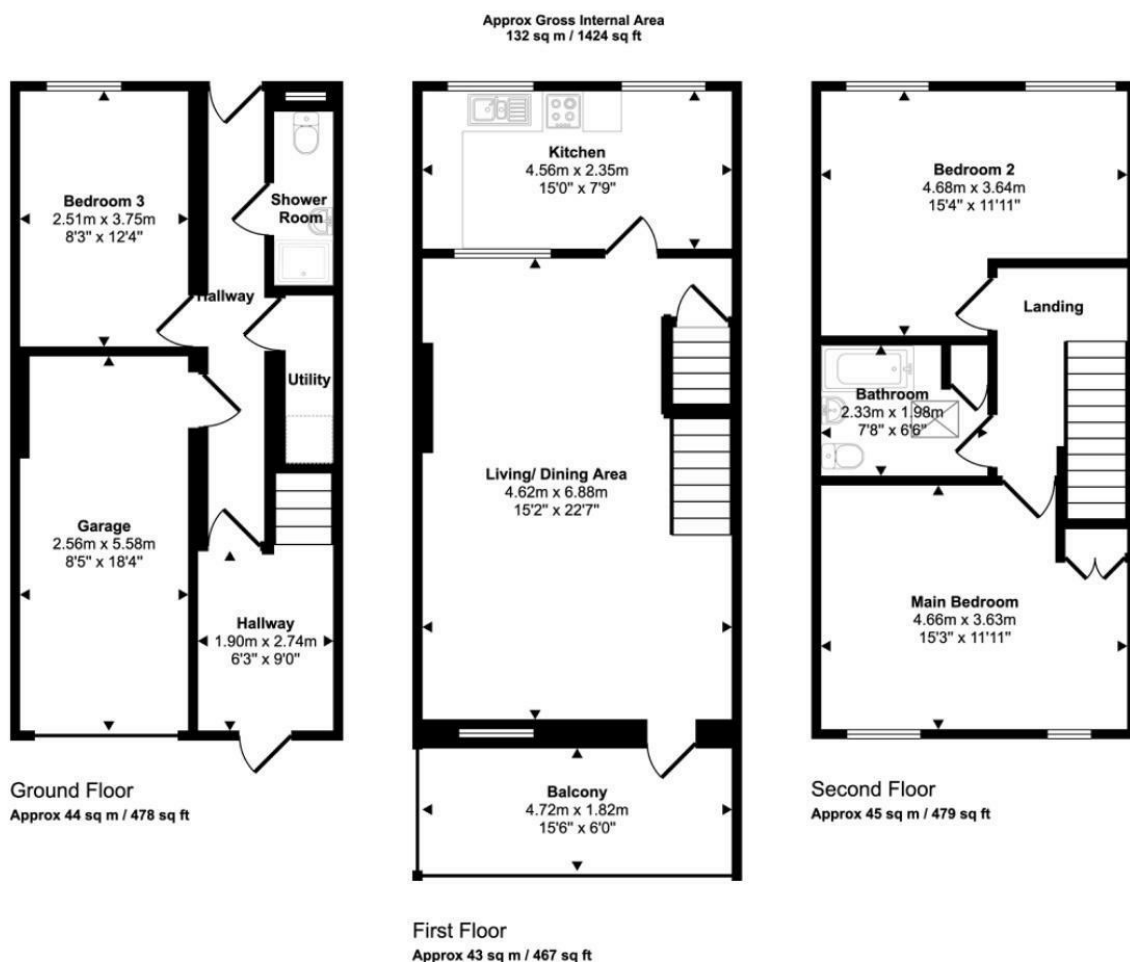


Jersey Housing Qualifications to purchase real property in Jersey.

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





Denotes head height below 1.5m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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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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