



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Hunt Estates

## THREE BEDROOM HOME WITH SEA VIEWS

Laid out over three floors with amazing views of the coast, Elizabeth Castle, and St. Aubin's Fort, this property is an ideal family home.

At ground floor is a good sized sitting/dining room, separate fully fitted kitchen and cloakroom.

At first-floor, there are two bedrooms. One of the bedrooms on this floor is a good size and features a small balcony with sea views. There is also a house bathroom on this level.

The main bedroom is also a generous size and makes the top floor with fitted wardrobes and an en-suite shower room.

Storage is plentiful, with a large basement storage area accessible through two hatches, one in the living room and another in the under-stairs cupboard. Additionally, there is a good-sized attic with a pull-down ladder, lighting, and full flooring.

The property has undergone some works in the past few years including re-wired electrics and plumbing.

This lovely family home is in a great catchment area for schools, it's close to St Andrews park and only a short walk to St Helier.

Outside, there is a generously sized south-facing patio garden with paved areas. An awning at the front of the property allows you to sit and enjoy the lovely sea views or find shelter on sunny days. The house also includes parking for two cars.

Viewings are highly recommended.









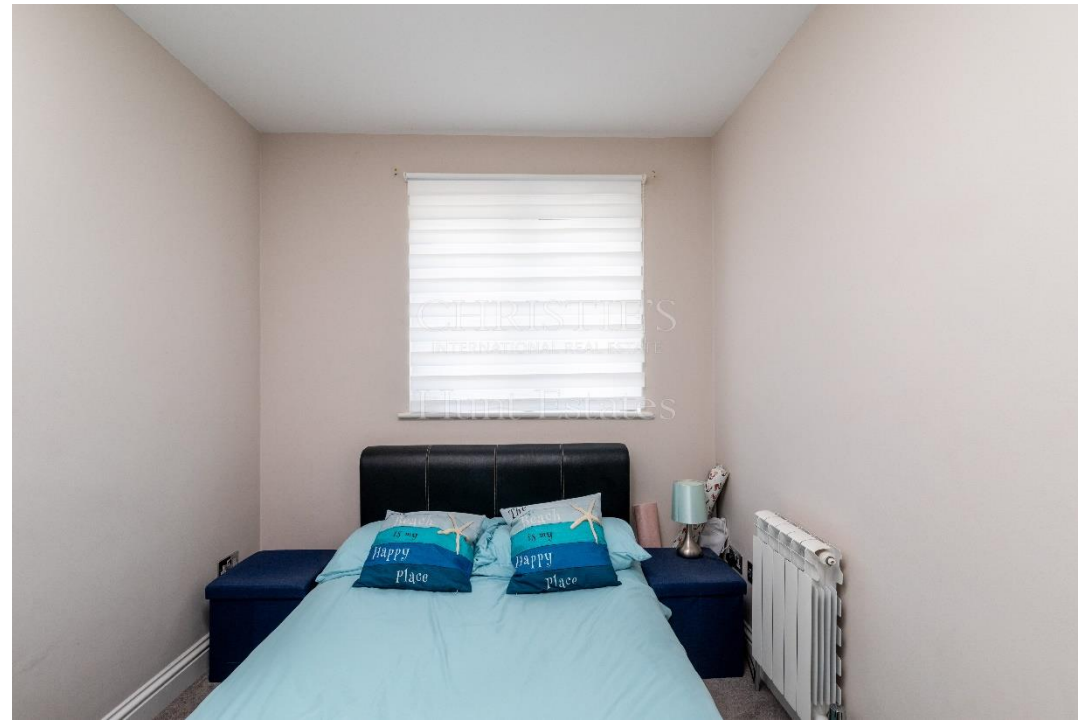
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## FEATURES

- Stunning sea views
- Three bedrooms, two bathrooms
- Low maintenance south facing garden
- Great school catchment area
- Good sized attic with pull down ladder, lighting and full flooring

## INFORMATION

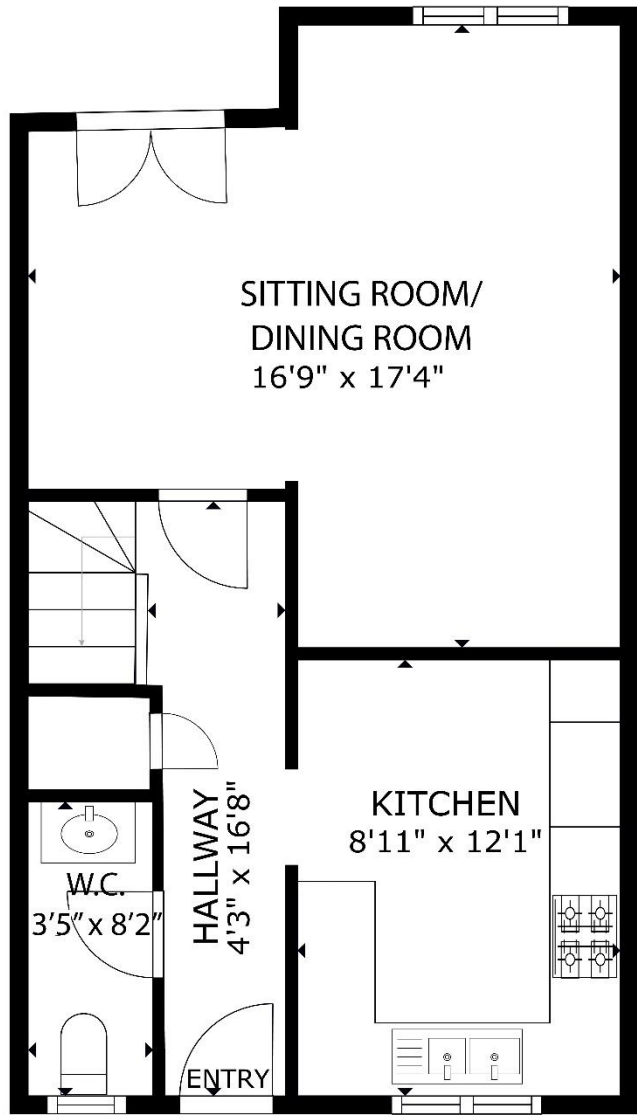
- Mains water and drains
- Gas central heating
- Double glazed
- Parking for 2 cars
- Parish rates for 2023 were £630
- Freehold and Entitled/Licensed



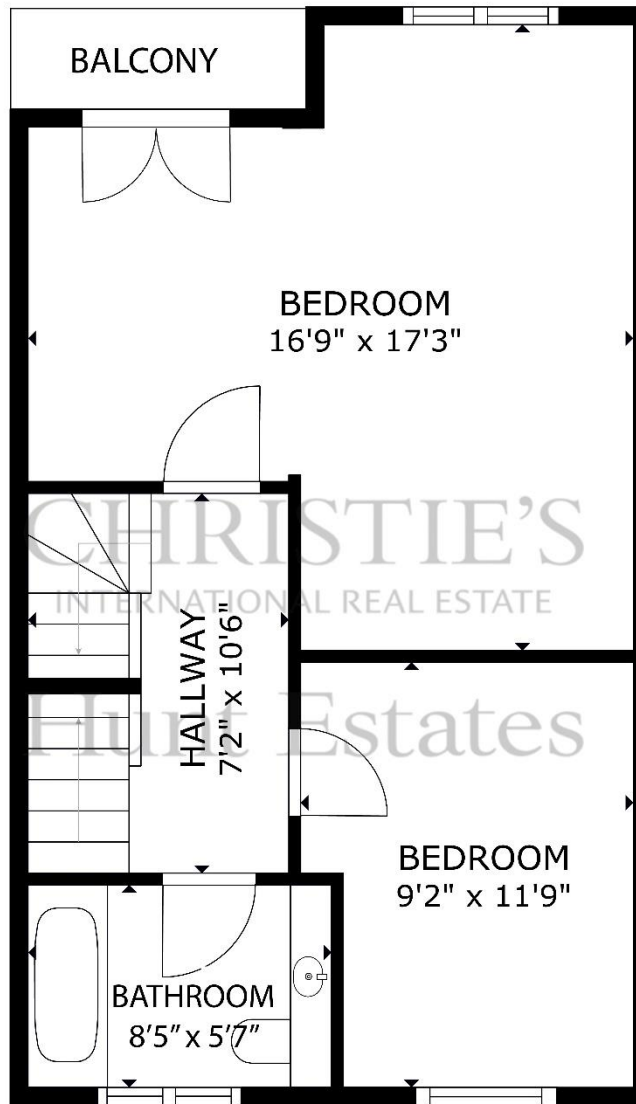
Gill Acton  
Property Negotiator

[gill.acton@huntestates.com](mailto:gill.acton@huntestates.com)  
T +44 (0)7797 961649  
[www.huntestates.com](http://www.huntestates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

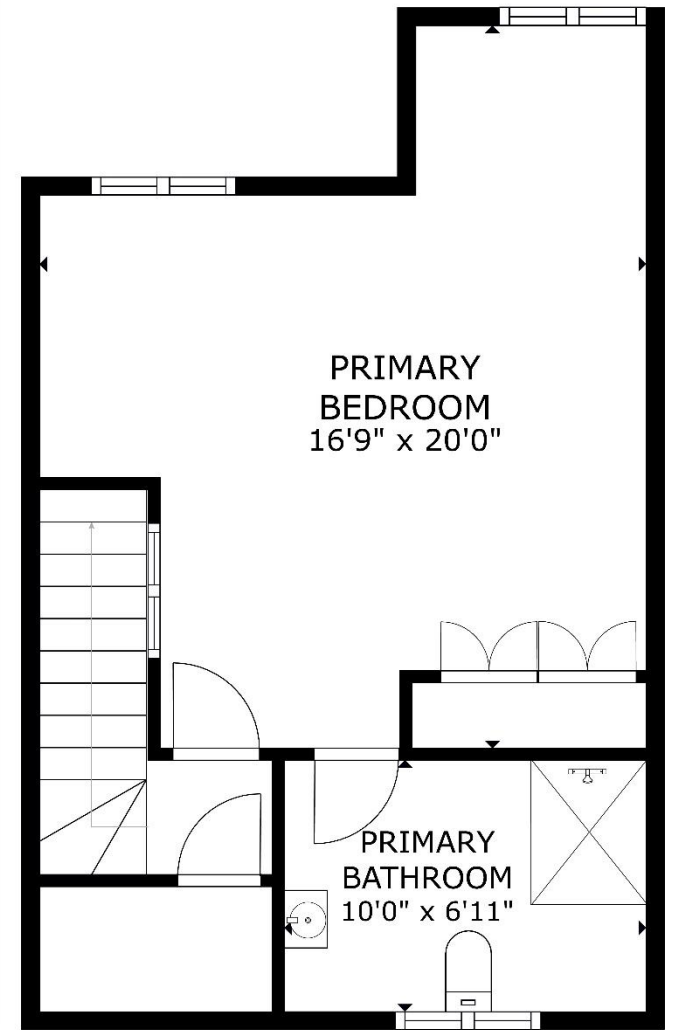
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 463 sq. ft, FIRST FLOOR: 465 sq. ft,  
 SECOND FLOOR: 409 sq. ft  
 TOTAL: 1337 sq. ft

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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

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