



CHRISTIE'S
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CHARACTER VICTORIAN RESIDENCE IN ST. HELIER

A character Victorian property with high ceilings, spacious rooms and large windows allowing the light to flood in. It comprises the main house and an integral apartment which also has its own entrance, providing flexibility for an extended family or for a home with income.

There are many elegant features throughout this delightful home including ceiling cornicing, some original fireplaces and wooden sash windows.

There is a patio area to the north of the property as well as on the south side where one can enjoy al fresco dining with friend and family.

The house is well presented and would make a wonderful home for those who work in town and want to leave the car at home, for those who have children at the main schools as it is in walking distance. There is also easy access to all amenities in town.

Comprising: Entrance hall, 29ft drawing room, spacious kitchen with space for a 6- seater dining table, a separate storage utility room with a W.C. (plumbing would need to be connected for washing machine). The stairs lead to the first floor with two double en suite bedrooms, the second floor bedroom would especially suit a teenager as it has a study area with stairs leading to a bedroom and a bathroom.

The one bedroom apartment is accessed from the main house, it has a sitting room, kitchen with dining space and bathroom. It also has its own door and private access.

The whole property is some 2270 sq ft. It sits alongside the neighbouring property which is also for sale and in the same ownership. A buyer may consider buying both properties as an investment, for extended family or as a development to make into apartments (subject to planning permission).

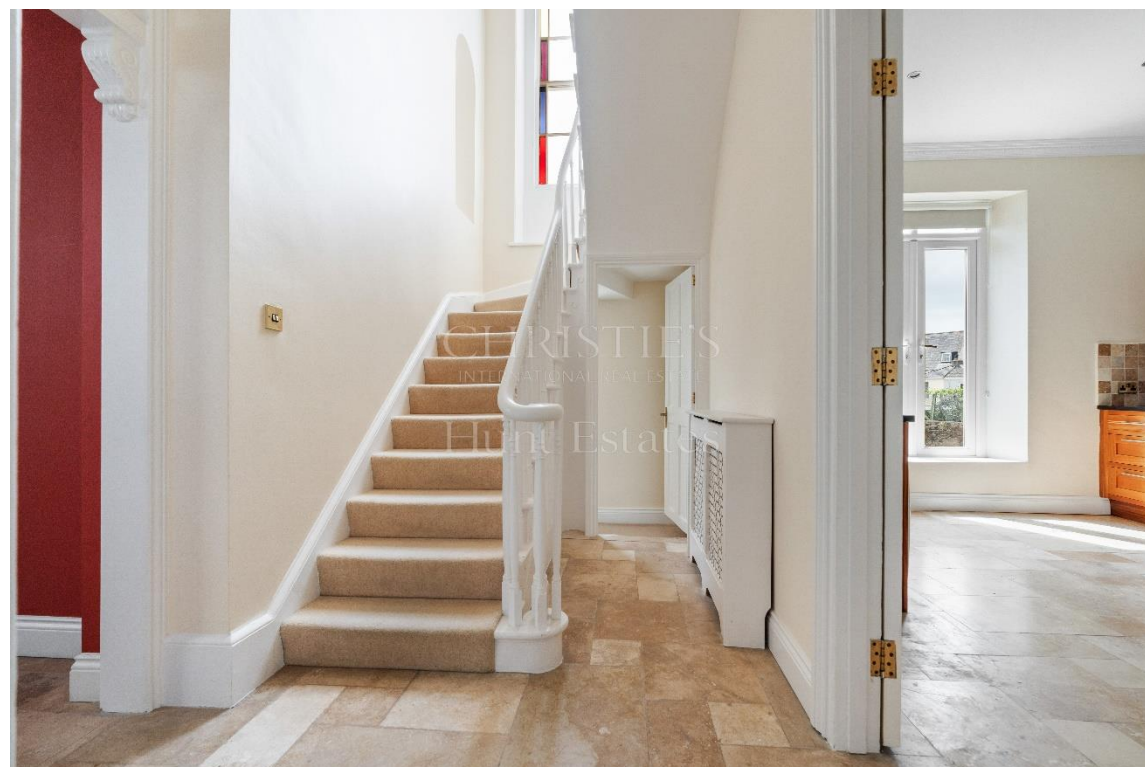








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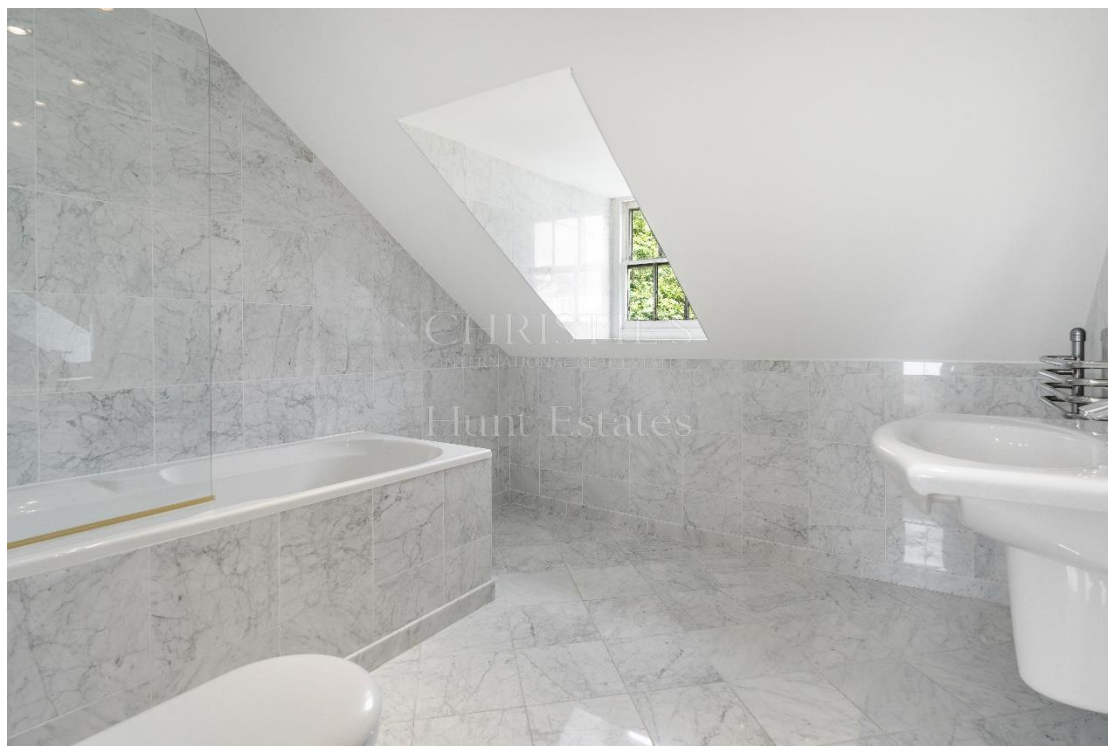


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FEATURES

- Character Victorian home
- High ceilings and large windows
- Main house and apartment
- 3 bedrooms and 1 bed apartment
- South patio garden
- Convenient for town and all amenities
- 2,270 sq ft of accommodation

INFORMATION

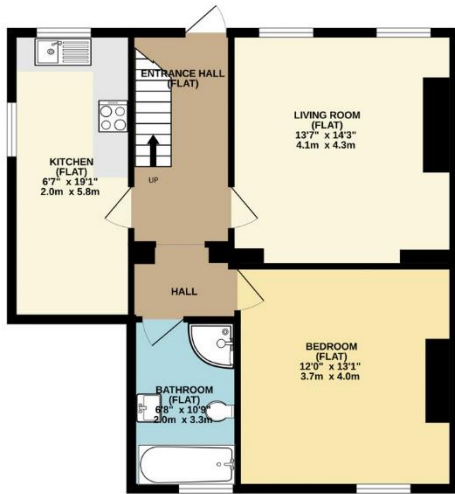
- Mains water and drains
- Mains gas central heating and supplementary electric heating
- Wooden single glazed sash windows and some double glazed
- Parish rates for 2023 were £522.54
- Freehold and Entitled/Licensed



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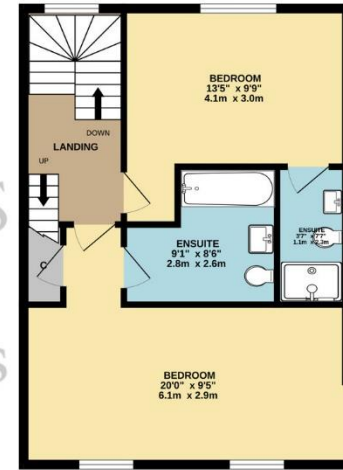
THE FLAT
650 sq.ft. (60.4 sq.m.) approx.



ENTRANCE LEVEL
721 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 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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