



Hunt Estates

Superb Two Bedroom plus Study, Terraced House Built in 2020
St. Helier, Jersey

SUPERB TWO BEDROOM PLUS STUDY TERRACED HOUSE BUILT IN 2020

This beautifully presented two bedroom plus study house was built just five years ago as one of fifteen houses in this private close on the outskirts of town. Located near the top of St Johns Road within walking distance of St Helier and with elevated views across the town.

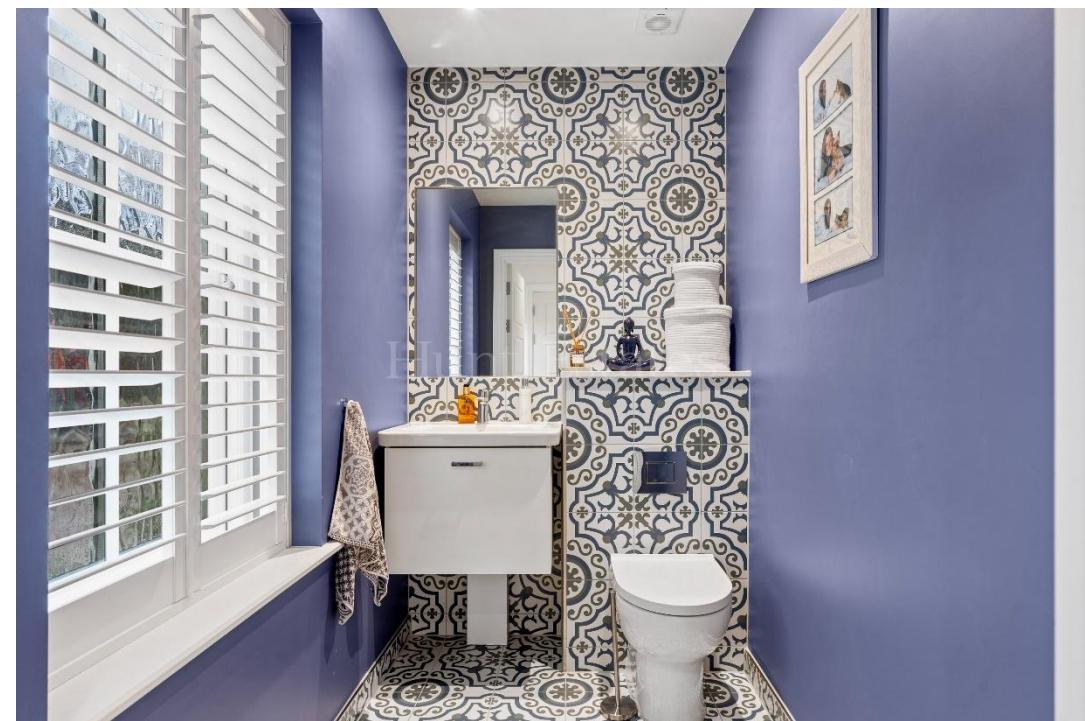
The current discerning owners upgraded the specification from build including bespoke fitted units, plantation shutters and tiling. As a modern built property, the property is insulated to a high standard and has all electric heating, solar panels contributing to water heating and an electric car charger.

The accommodation comprises on the ground floor a cloakroom, separate fully fitted kitchen and a living room with doors opening to the garden. On the first floor is an en-suite primary bedroom with a Juliet balcony, a house bathroom and a study. On the top floor (second floor) is a dual aspect double bedroom with walk-in storage.

There are two designated side-by-side parking spaces just a few metres from the front door, one of which is provided with an electric car charger.

The low maintenance garden is enclosed by fencing and offers views across a sloping hillside towards town. As an end of terrace property, there is the added benefit of being able to access the garden via a gated pathway to the side. In addition to having its own garden, there is a grassy meadow in shared ownership, making it a perfect pet or child friendly home.



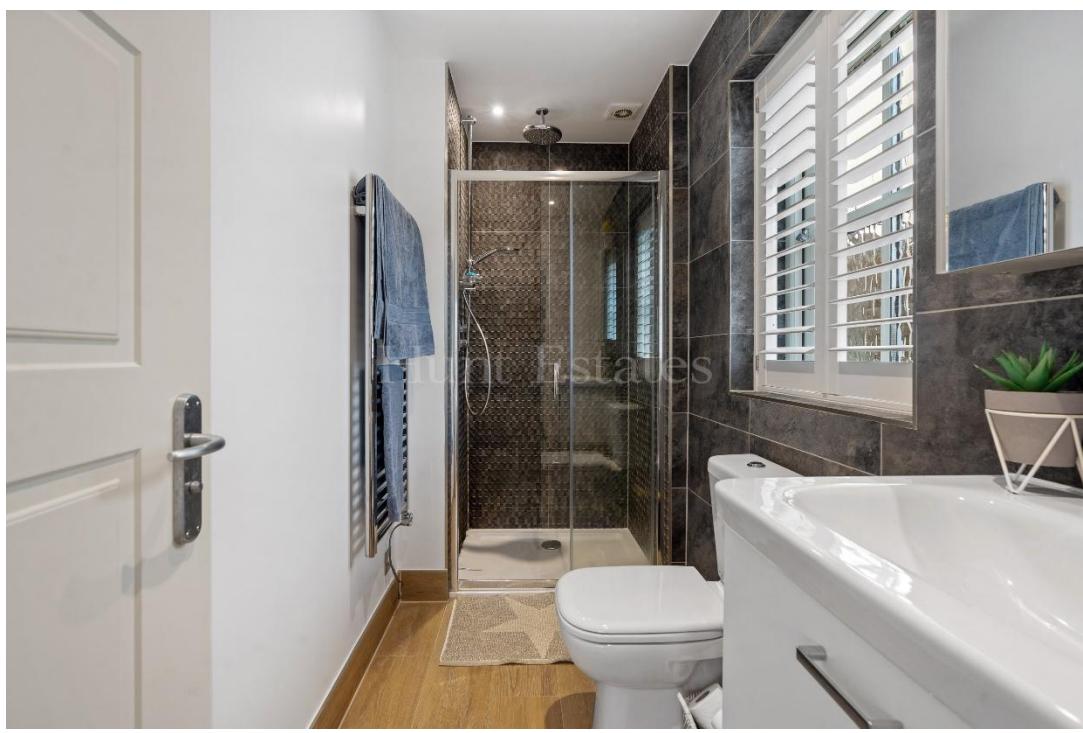














FEATURES

- 2 bedrooms plus study
- Ensuite primary bedroom
- House bathroom & ground floor cloaks
- Set on three floors
- Built in 2020 by Castletree
- End of terrace
- Enclosed garden
- Elevated views over town

INFORMATION

- Mains water and drains
- Solar powered water heating
- Electric car charger point
- Designated parking for two cars
- Six visitor spaces
- Area of meadow in shared ownership
- Service charge £92pcm covers communal area maintenance, all communal garden areas including the meadow, maintenance of paved areas, communal electricity, communal water tap for bin cleaning services
- Parish rates in 2024 were approx. £500
- Available to Entitled/Licensed residents



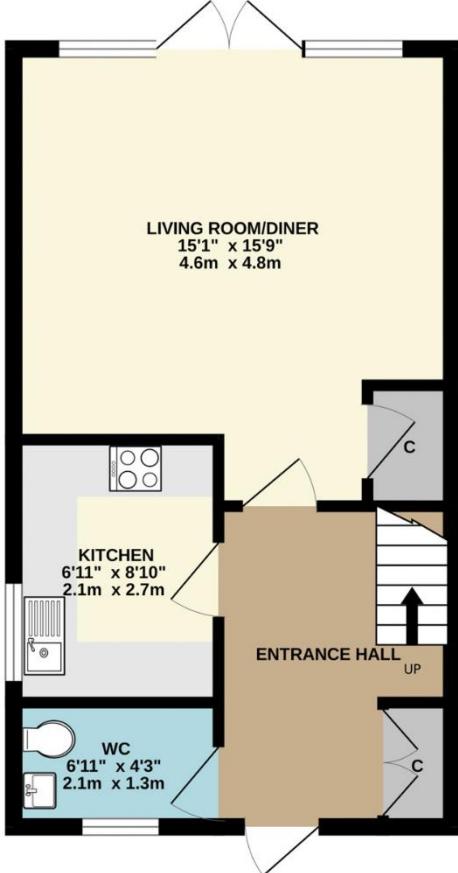
David Voak MNAEA
Property Negotiator

david@huntestates.com
T +44 (0)7797 725621
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA

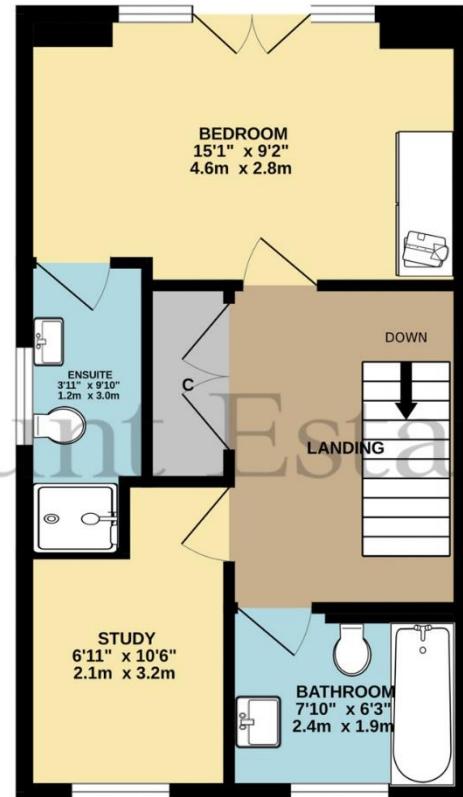
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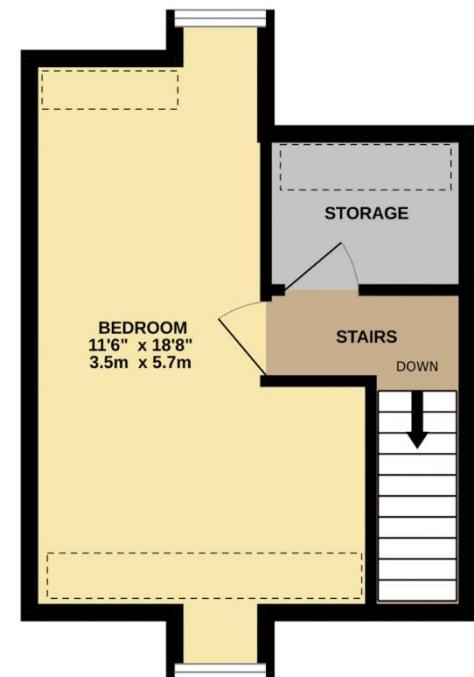
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

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