



Hunt Estates

Project Opportunity!  
St. Brelade, Jersey

## PROJECT OPPORTUNITY!

Located in St Brelade, this three-bedroom home offers a fantastic opportunity for renovation and customisation, which also could be turned into a four-bedroom home. Conveniently positioned near shops, schools, Les Quennevais Sports Centre and beaches.

Set over three floors, the home offers flexible layouts to suit a variety of needs. The ground floor features an entrance porch leading to a large kitchen/family room , WC (which could fit a shower) and has access to the garage.

On the first floor, there's an additional living room and large bedroom, which could be reconfigured to two bedrooms.

The second floor has two further double bedrooms and a house bathroom.

Externally, there is a rear garden which overlooks the Railway Walk. To the front is driveway for 2 cars.

This home offers great potential for anyone willing to take on a project to make their own style. No onward chain.















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## FEATURES

- 3 double bedrooms, 1 bathroom
- Modernization project
- Scope to create 4th bedroom
- Large kitchen family room
- Rear garden overlooking Railway Walk
- Close to shops, Railway walk, schools & beaches
- No onward chain

## INFORMATION

- Mains water & drains
- Oil fired heating
- Double glazed windows
- Single garage plus 2 parking spaces
- Freehold and Entitled/Licensed



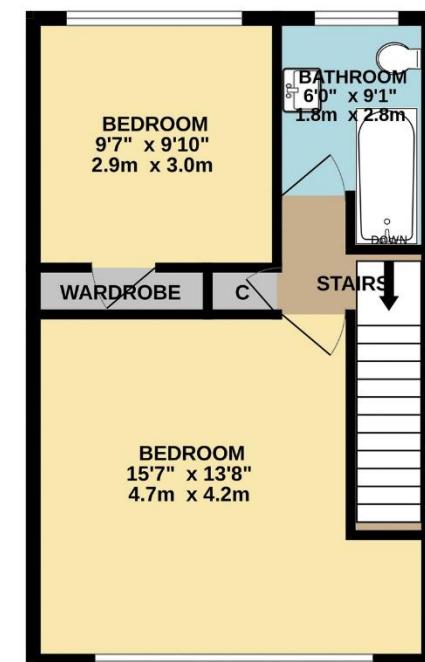
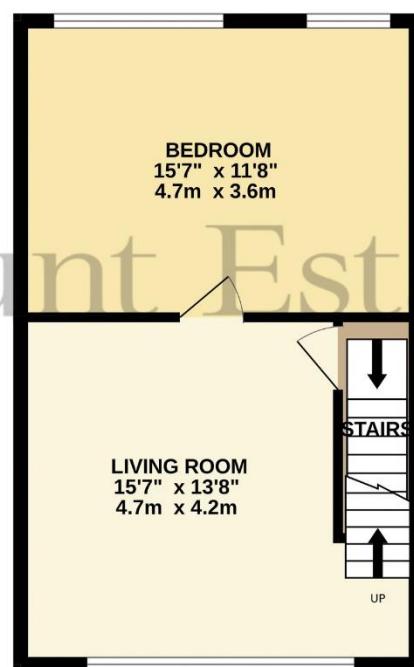
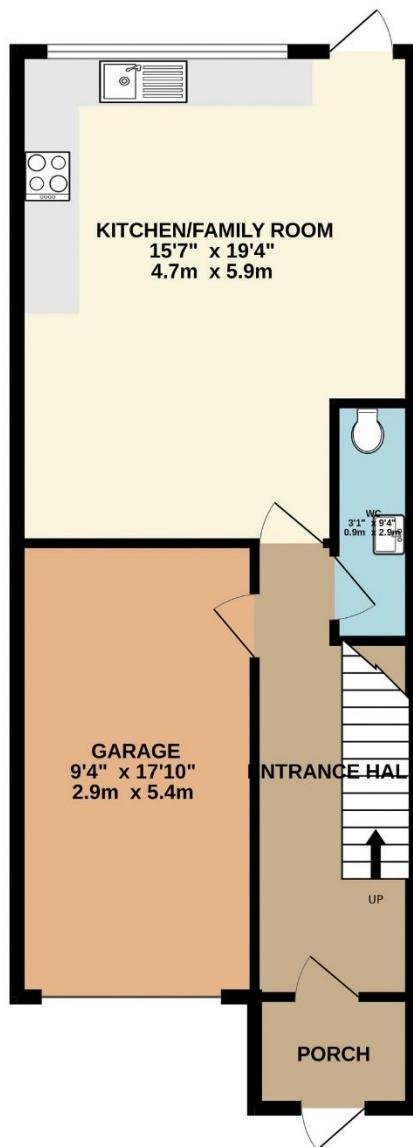
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GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.7 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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