



## Sarasota Sands La Route De St. Aubin

St. Helier, Jersey, JE2 3SE

Asking price £649,000



We are delighted to offer you this 3 bedroom semi-detached house which is presented in immaculate order throughout. The property is situated in a great, raised location off the Inner road with the beach a short stroll away, both St Helier & St Aubin being within walking distance plus it's also served by a fantastic & regular bus route. The house itself has a light filled entrance porch and hallway, a well appointed modern eat-in kitchen, flooded with light and also has a handy under stairs pantry and access out to the garden. The west facing lounge with bay window is most welcoming with a fully functional open fireplace and has views over the low maintenance garden. On the first floor you'll find 2 double bedrooms each with built-in wardrobes, a single bedroom, a house bathroom and access to the loft which is fully boarded out and can create extra accommodation, (subject to Planning). Outside there is a south & west facing garden & east facing area enabling you to enjoy day long sunshine. ALBEIT no parking or garage, the property has plenty of storage plus parking is not a problem with an abundance of on-street and off street parking in the immediate area. VIEWING IS HIGHLY RECOMMENDED.



Ground Floor

**Kitchen / Diner 17'3" x 11'11" (5.26 x 3.65)**  
Great sized eat-in kitchen with a range of high white gloss units and charcoal work surfaces. Range cooker, integrated dishwasher and standalone fridge / freezer. Handy under stair storage cupboard. Tiled floor, 2 large windows and door to garden.

**Lounge 13'5" x 12'7" (4.1 x 3.85)**  
Good sized west facing lounge with bay window, functional fireplace and wooden flooring.

**Hallway 13'6" x 5'8" (4.14 x 1.74)**  
Wooden flooring, doors to porch, kitchen & lounge. Stairs to first floor.

**Entrance porch 8'6" x 5'5" (2.6 x 1.67)**  
Tiled entrance porch with storage cupboard.

First Floor

**Bedroom 1 15'5" x 9'10" (4.7 x 3.0)**  
Double bedroom laid to carpet with bay window. Built-in wardrobes.

**Bedroom 2 10'5" x 9'10" (3.2 x 3.0)**  
Double bedroom with laminate wood effect flooring. Built-in wardrobes.

**Bedroom 3 9'6" x 7'7" (2.9 x 2.32)**  
Single bedroom laid to carpet.

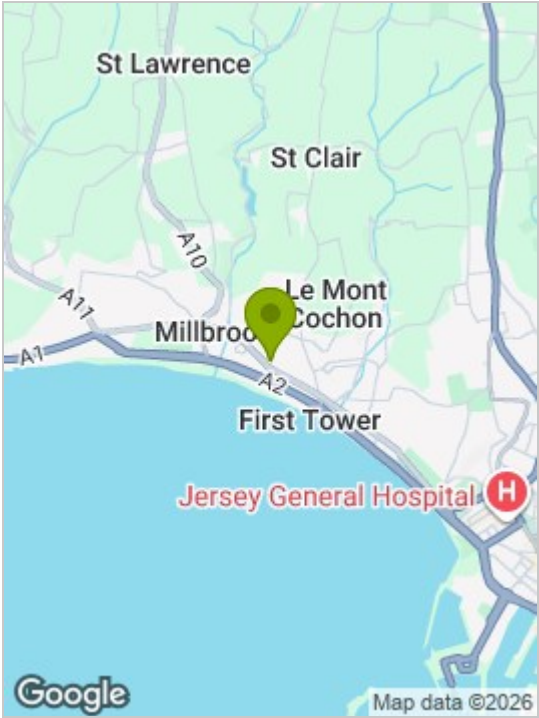
**House bathroom 7'6" x 6'9" (2.29 x 2.06)**  
Fully tiled walls & floor. Bath with shower screen, Wash hand basin, WC & heated towel rail. 2 x frosted windows.

**Garden**  
Great sized, low maintenance garden enjoying all day sunshine. East, south & west facing with the main alfresco entertaining area on the West side taking advantage of the last of the rays.

**Services**  
All mains excluding gas. Fully double glazed. Oil fired central heating. Open fireplace within lounge.

**Parking**  
Regret no parking but plenty of on street and other parking on the doorstep.

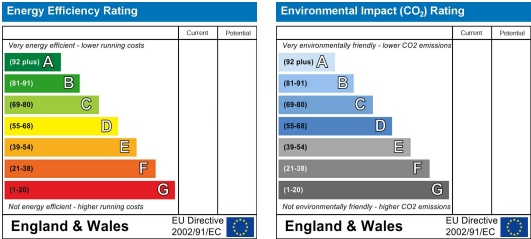
Area Map



Floor Plan



Energy Efficiency Graph



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