



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.

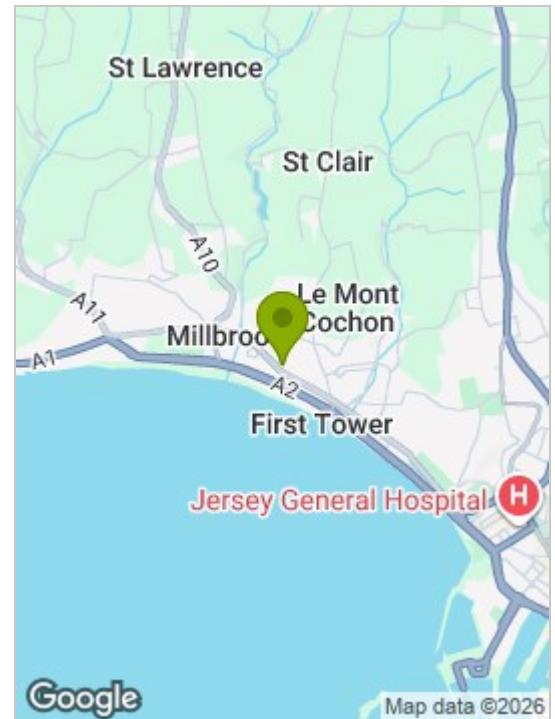
Services

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

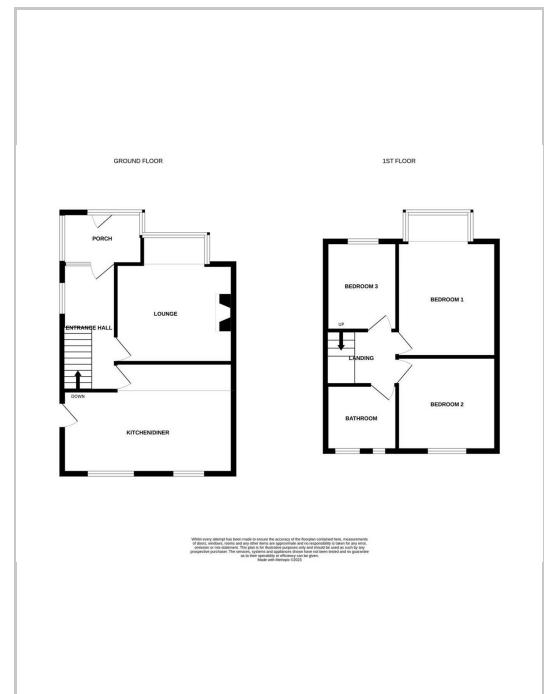
Parking

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

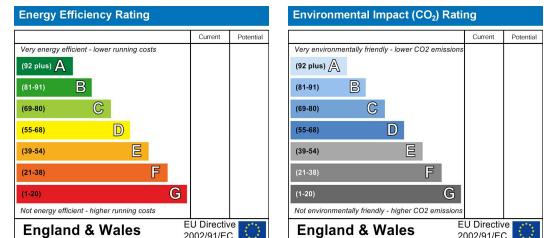
Area Map



Floor Plan



Energy Efficiency Graph



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