



16 Richelieu Park Tower Road, St. Helier JE2 3HT

Our Ref:Rf1657. Qualified. If you are looking for a view, then look no further! Simply amazing vista, with sea views across St Aubins Bay, to Noirmont in the distance. This property has recently been beautifully renovated and now boasts contemporary living, plus the flexibility of an annex to provide a home with income, 2 generation accommodation or ideal for teenager independence. Very thoughtfully & meticulously designed to capture the vista and enjoy the sunsets, yet in a quiet convenient location. Briefly comprising: large L shaped open-plan kitchen/dining/living area, with great sea views from all these spaces and bi-fold doors to sheltered south west facing patio. A stylish and practical utility room, separate study and ground floor cloakroom; adjoining one double bedroom annex with its own shower room and separate kitchen. First floor boasts 3 generous double bedrooms, two ensuite, both bedrooms also enjoying sea views and a further house bathroom. Externally, the well manicured south-west facing garden and patio lend themselves perfectly to al-fresco entertaining and enjoying the captivating sunsets. To the front of the property the forecourt allows ample parking, plus this tranquil cul-de-sac location is sufficiently away from the main road that privacy & quiet is assured. Approx 1780sq ft in total and further plans approved to extent the lounge living area and introduce a balcony to the main bedroom. Not to be missed. Sole selling agent. What3Words:comments.highways.same.

- Stunning Views Across St Aubins Bay
- Fully Refurbished, plus new Doors and Windows throughout.
- Contemporary Living
- 4 Bedrooms, 4 Bathrooms
- Annex ideal for 2 generation accommodation, teenagers or home with income
- Sole Selling Agent

Asking Price £1,195,000

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ENTRANCE HALL

STUDY

7'9x7'8 (2.36mx2.34m)

CLOAKROOM/WC

LOUNGE/DINING ROOM

23'4x14'5 (7.11mx4.39m)

KITCHEN

8'11x13'7 (2.72mx4.14m)

UTILITY ROOM

13'2x5'7 (4.01mx1.70m)

1 BEDROOM ANNEX, with KITCHEN & BATHROOM

17x16 (5.18mx4.88m)

This addition to the property would be ideal for a dependant relative, teenager looking for some independence, or a self contained unit for rental (circa £800 pcm). The Annex comprises a large bedroom/lounge, separate kitchen and showroom with WC, with its own external entrance Bedroom = 12feet 10inches x 8foot 9inches. Kitchen = 4 feet 4 inches x 8feet 1inch. Bathroom = 5 feet 9 inches x 5 feet 5 inches.

Stairs to first floor

BEDROOM 1

11'3x21'4 (3.43mx6.50m)

ENSUITE

8x5'3 (2.44mx1.60m)

BEDROOM 2

26'8x9'6 (8.13mx2.90m)

ENSUITE

4'2x4'3 (1.27mx1.30m)

HOUSE BATHROOM

5x8'10 (1.52mx2.69m)

BEDROOM 3

9'7x8'10 (2.92mx2.69m)

GARDEN

south west facing patio and large garden with extensive sea views. As this is an end of terrace property the north of the property is green fields. The views are stunning.

SERVICES

All mains services except gas. Oil fired central heating.







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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