



10 Winchester Street, St. Helier Jersey JE2 4TH

Our Ref:Rf1620. Qualified. This recently modernised mid 19th Century terraced town house has all a large family could want. It also boasts an integral NON-QUALIFIED 1 bedroom apartment, ideal for 2 generation living or teenagers wanting their own space or even a home with income! The apartment has its own separate entrance but is integrated via a door to the main house. The main house was built circa 1860 and is Grade 3 listed. The rooms are large, airy and enjoy high ceilings with many original features throughout the house, plus there is a sizeable rear courtyard and a separate patio area for the apartment. The property briefly comprises: Ground floor; impressive entrance hall; cloakroom, large light & airy reception rooms with working fireplace; modern fully fitted kitchen with integrated high end appliances; utility room; door to apartment which has fully fitted kitchen, large bright and airy lounge double bedroom and house bathroom plus sun terrace. Main House staircase to 1st floor; 2 large double bedrooms, 2 large bathrooms one of which boasts a double walk-in shower with underfloor heating; staircase to 2nd floor; further 3 bedrooms all very bright and airy.

Loft space all floored, plus the possibility to extend (with the appropriate planning approvals) over the rear of the property thus creating further accommodation if required. The vendors rent an undercover parking space nearby, plus it is only 5 minutes walk into the town centre, ideal for the eco family. Services include all mains and electric central heating. There is a fire alarm system and fire doors fitted throughout. A beautiful example of a Victorian Town House and early viewing is recommended. Sole Selling Agent.

- 2 Generation Property or Home with Income
- Beautifully Presented Town House
- Separate NON-QUALIFIED 1 Bed Apartment
- 5 Large Bedrooms (Main House)
- Recently modernised
- Sole Selling Agent

Reduced To £795,000

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ENTRANCE HALL

Large and impressive entrance hall befitting a Victorian town house, with an elegant feature staircase leading to 1st & 2nd floors.

RECEPTION

26'5x12'8 (8.05mx3.86m)

Originally this would have been two reception rooms; but has now been opened up to an impressive single living space with a working Victorian fire place at one end and an electric effect log burner at the other. Large windows allowing maximum light to brighten the rooms, with high ceilings and many original features.

KITCHEN & BREAKFAST ROOM

18'10x7'10 (5.74mx2.39m)

Recently fitted new kitchen with high & low level units including integrated high end appliances, breakfast bar and a family eating area with doors to the enclosed courtyard, safe for children & pets and ideal for al fresco entertaining. A door leads through to the utility room.

UTILITY ROOM

8'9x7'5 (2.67mx2.26m)

Fully fitted utility room with a connecting door through to the Non Qualified apartment

GROUND FLOOR WC

Tucked under the stairs is a ground floor cloak room

Ground Floor Apartment

Private and separate access to this NON QUALIFIED 1 bedroom apartment, built in 2004.

APARTMENT KITCHEN

14'8x7'9 (4.47mx2.36m)

Fully fitted kitchen with high & low level units and integrated appliances

APARTMENT RECEPTION

14'3x14'8 (4.34mx4.47m)

Generous sized living room with sliding doors to the its own courtyard area and door to double bedroom

APARTMENT BEDROOM

11'6x8'9 (3.51mx2.67m)

Double bedroom with sliding doors to private courtyard

APARTMENT BATHROOM

Ensuite to bedroom

APARTMENT COURT YARD

Main House, Staircase to 1st Floor

BEDROOM 1 (Master)

13'8x12'6 (4.17mx3.81m)

Principle bedroom with large windows you would expect from a Victorian property allowing light to flood the room.

BEDROOM 2

12'7x12'3 (3.84mx3.73m)

Generous sized double bedroom with window overlooking the rear of the property

HOUSE BATHROOM 1

9'10x6'8 (3.00mx2.03m)

Bath, WC, WHB



HOUSE SHOWER ROOM

8'3x6'1 (2.51mx1.85m)

Recently renovated shower room with double walk-in shower, WC & WHB and underfloor heating

Staircase to 2nd Floor

BEDROOM 3

10'8x7'8 (3.25mx2.34m)

Single bedroom, currently used as an office

BEDROOM 4

13'4x8'9 (4.06mx2.67m)

Double bedroom

BEDROOM 5

12'4x10'2 (3.76mx3.10m)

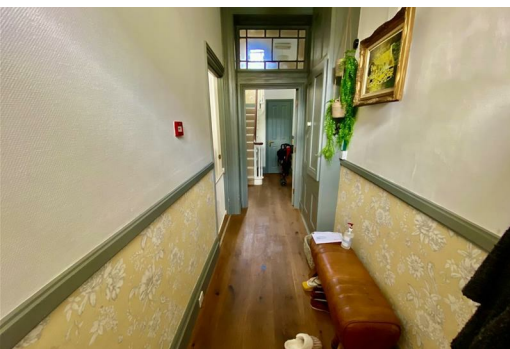
Double bedroom

SERVICES

The apartment has a separate electricity meter. All mains services except gas. Fire alarm system in the main house, plus fire doors fitted throughout. There is a rented dedicated undercover parking space that is available nearby.

EXTERNAL

Generous enclosed courtyard, great for al fresco entertaining and safe secure area for children and pets.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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