



St Kilda 37 Belmont Road, St. Helier Jersey JE2 4SA

Our Ref:Rf1600. Qualified. Freehold. Large mid-terraced town house with extensive accommodation. Recently refurbished and in great condition. This beautiful Victorian home has been in the same family for generations and offers town living with ample space for a large family. There is also a substantial, external two-story out-building/store at the rear of the property, which, if planning approval was obtained, could provide 2 generation accommodation for a two bedroom cottage or home with income! The main house comprises of entrance hall leading through to reception, dining, kitchen and utility rooms. First floor has 3 double bedrooms plus the house bathroom and on the top floor a further two double bedrooms, plus a single room/study. There is ample room to add further bathrooms to provide ensuite facilities and for the new owners to put their own mark on this jewel of a property. High ceilings, many original features and large windows provide for spacious accommodation throughout the house, plus with a sunny internal courtyard, ideal for a safe, child friendly environment. While there is no parking with the property, rental of spaces are available close by. Moreover, town living negates the need for a car and easy walking to all the town convenience stores is on your doorstep. Oil fired central heating, plus mains drains and water. Close to the Millennium Park and a short walk to the schools. Red Properties are delighted to have been chosen as Sole Selling Agent to this charming, characterful and deceptively large property. No onward chain. Early viewing essential.

- Victorian Town House
- 5+ Bedrooms
- Lots of Potential
- Huge External Two-Story Out-Building
- Sole Selling Agent
- Large family home in beautiful condition

Asking Price £725,000

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ENTRANCE HALL

RECEPTION

12'7x13'7 (3.84mx4.14m)

Bright and airy, with traditional high ceilings. Ideal family room which leads through to the living and kitchen areas

DINING ROOM

10'9x15 (3.28mx4.57m)

Spacious dining room which doubles as living area for the family.

KITCHEN

13'11x8'9 (4.24mx2.67m)

Fully fitted high and low level units, plus access to the large pantry/utility room. Door to courtyard and outside living!

UTILITY ROOM

Doubles up as a pantry, with ample storage and shelving.

SUN LOUNGE

6x4 (1.83mx1.22m)

Great little sun room, ideal to get peace and quiet from the kids and chill out reading your favourite book or enjoying a glass of wine!

INTERNAL COURTYARD

Sun trap and enclosed rear courtyard, safe and secure for children and pets. Leads to the substantial out-building. Direct access to the courtyard is available from the road, so ideal for bringing the bicycles through. Kitchen door accesses the courtyard and is the perfect spot for al fresco living and enjoying a bbq.

BEDROOM 1

14'10x10'11 (4.52mx3.33m)

BEDROOM 2

12'7x13'6 (3.84mx4.11m)

BEDROOM 3

9'6x9'7 (2.90mx2.92m)

HOUSE BATHROOM

14'3x6'3 (4.34mx1.91m)

Large stand-alone bath.

BEDROOM 4

14'11x11'9 (4.55mx3.58m)

Top floor double bedroom

BEDROOM 5

14'9x8'11 (4.50mx2.72m)

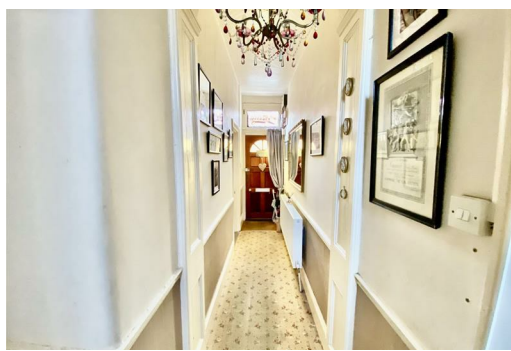
EXTERNAL STORE/OUT-BUILDING

22'11x19'5 (6.99mx5.92m)

This extremely large rear, 2 storey building has potential, with the appropriate planning permissions, to be converted to further accommodation and could, provide a 2 bedroom cottage; two-generation living or a home with income!

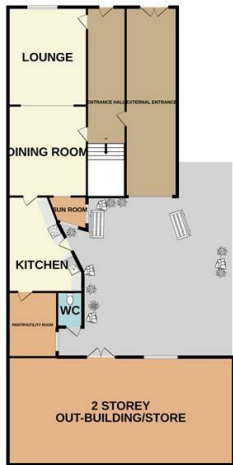
SERVICES

Oil fired central heating. Mains water and drains.

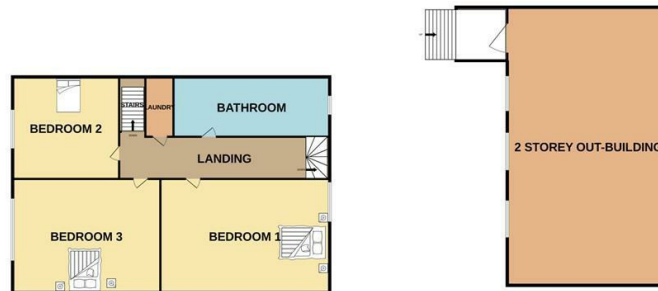




GROUND FLOOR



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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