

# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

1973



**1 CLIFF COURT OLD ST ANDREWS ROAD, ST HELIER, JE2 3AR**

**£749,000 | Freehold | Ref 115**

- PANORAMIC VIEWS OF ST AUBIN'S BAY
- 4 DOUBLE BEDROOMS & 3 BATHROOMS
- GARAGE AND PARKING
- LARGE MODERN TOWNHOUSE
- STUNNING ROOF TERRACE
- SOLE AGENT

SPACIOUS TOWNHOUSE IDEAL FOR A GROWING FAMILY WITH A SUNTRAP ROOF TERRACE & PANORAMIC VIEWS OF ST AUBIN'S BAY! Sometimes a house just has it all. Spacious accommodation, lovely design features, versatile living space, great views, manageable garden and plenty of parking. With this property, that's just the start... Finished in 2005, this contemporary development is ideal for a growing family or anyone downsizing and wanting plenty of space. Laid out over four floors with access to outside space on three. Reception rooms on the higher levels make the most of the sweeping views. The living room has floor to ceiling doors opening to a private balcony. A large terrace with panoramic views across the bay is accessed through the sun room on the top floor. Located within easy travelling distance of St Helier, the new owners will have everything at their fingertips. The beach is a five minute walk and St Andrew's Park - with its children's play area and magnificent floral displays - is even closer. Travelling further afield is easy with Jersey's main bus route only three minutes' walk from the house. If you want to be sure your pride and joy is safe while you enjoy an evening out, you needn't worry, the property has a garage and two secure parking spaces to the front. Book your viewing with the vendor's sole agent. Please call Doug Littlechild on 07700702585.

#### Entrance Hall

19'7" x 6'7" (5.97 x 2.03)

Spacious hallway with doors to bedroom suite one, courtyard and garage. Recessed lighting and quality tiled flooring. Large under-stair cupboard. Two radiators. Stairs to first floor.

#### Bedroom Suite One

15'1" x 10'0" (4.62 x 3.05)

Spacious double with window to rear and recessed lighting. Radiator. Door to.

#### En-Suite

9'10" x 6'11" (3.00 x 2.13)



Three piece suite comprising large shower, basin and W.C. Fully tiled walls and floor. Chrome heated towel rail. Recessed lighting.

#### First Floor

##### Landing

20'0" x 4'9" (6.12 x 1.47)

Doors to master bedroom suite, bedroom two and house bathroom. Glass block window to rear. Storage cupboard. Stairs to second floor.

#### Master Bedroom Suite

14'9" x 14'9" (4.52 x 4.50)



Large double with two recessed double wardrobes, and two floor to ceiling sliding doors to Juliet balconies. Partial view of Elizabeth Castle.

#### En-Suite

9'10" x 6'2" (3.00 x 1.88)

Three piece suite comprising large shower cubicle, basin and W.C. Fully tiled walls and wood effect flooring. Heated towel rail. Recessed lighting.



**Bedroom Three**

13'1" x 10'0" (4.01 x 3.05)



Generous double, with two recessed double wardrobes and recessed lighting. Window to rear courtyard.

**House Bathroom**

9'10" x 5'8" (3.00 x 1.75)



Three piece suite with bath, W.C, wash hand basin. Fully tiled walls and flooring with large inset mirror over bath. Heated towel rail. Recessed lighting.

**Second Floor****Landing**

16'2" x 6'7" (4.95 x 2.03)

Doors to living room, kitchen, dining area. Stairs to third floor. Steps to garden.

**Living Room**

16'11" x 15'5" (5.18 x 4.72)



Good size room with plenty of space for a selection of layouts. Double doors to kitchen, and floor to ceiling double doors to balcony.

**Balcony**

Good size balcony with sweeping views over St Aubin's Bay to the Waterfront and Westmount. A lovely place to enjoy the evening sun after a long day.

**Kitchen/Dining Room**

20'11" x 10'0" (6.40 x 3.05)



Top quality fully fitted kitchen with range of high and low fitted kitchen with range of high and low fitted kitchen units and integrated appliances including oven, hob, extractor, fridge/freezer and dishwasher. Black granite worktops and Amtico flooring. Glass block display.

### Patio Garden



Paved.

### Third Floor

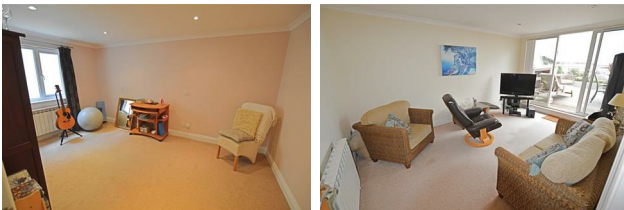
#### Landing

15'7" x 3'2" (4.75 x 0.97)

Window over sun terrace.

#### Sun-room/Bedroom 4

15'5" x 10'2" (4.72 x 3.12)



Versatile room.

#### Sun Terrace

17'1" x 15'1" (5.21 x 4.62)



Lovely rooftop terrace with panoramic views from Westmount to Noirmont. A real suntrap and perfect for Alfresco dining.

### Garage and Parking

#### Integral Garage

18'0" x 9'10" (5.49 x 3.00)

Good size garage, suitable for one car.

#### Parking

Parking for two cars to the front.

### Visitor Parking

White Zone three hour disc parking is available just along from the property.

### Services

All mains including gas central heating. Fully double glazed and wired for satellite.



## DIRECTIONS

JT MAP 8 H 2. From First Tower go up Mont Cochon, first right onto St Andrews Road, then first left into Old St Andrews Road and the house is the first on the right hand side.