



Hunt Estates

Immaculate Two-Bedroom, Two Bathroom House – Over 55's Only
St. Saviour, Jersey

AN IMMACULATE TWO-BEDROOM, TWO BATHROOM HOUSE – OVER 55'S ONLY

This immaculately presented semi-detached two-bedroom, two bathroom home is available for purchase by over 55's only and offers all the features that would make it the perfect downsize in later years. Built to a high standard in 2014 with an eye to low running costs, fully double glazed and with the peace of mind that comes with all electric heating.

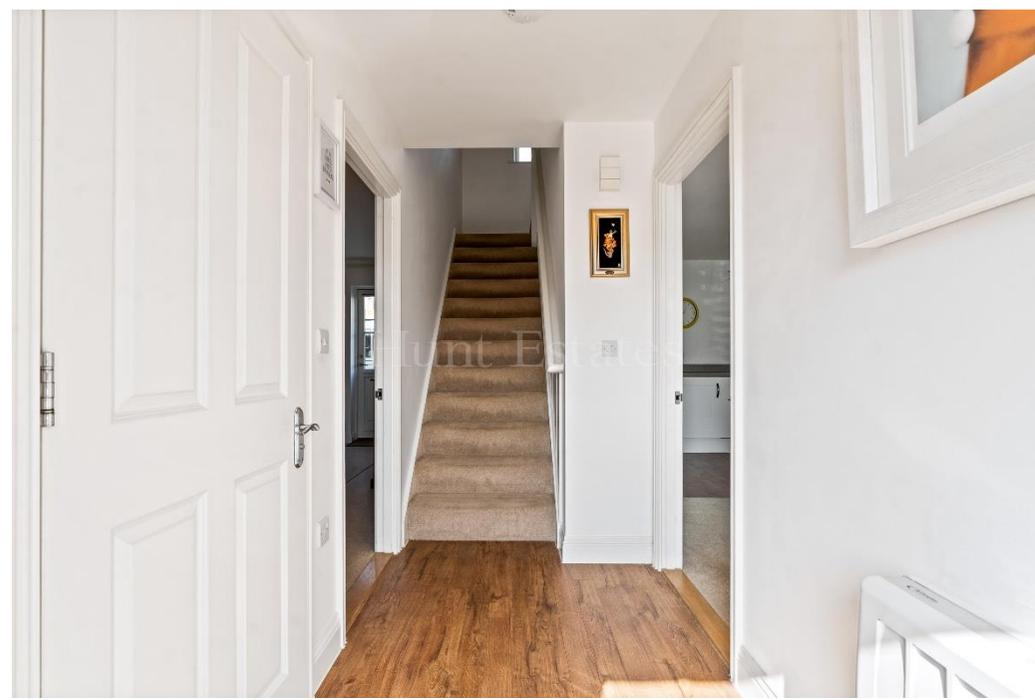
The property is set well away from the main road within the popular Blanche Place section of the Langtry Gardens development and has its parking space close to the front door. There are further visitor spaces close by.

The accommodation comprises a dual aspect open plan kitchen/living room with an external glazed door to the garden. There is a ground floor double bedroom with its own door to the garden and a large house shower room. On the first floor is a spacious primary bedroom with built-in wardrobes and an ensuite bathroom.

The low maintenance garden is enclosed by privacy fencing and has a gated pathway leading down the side of the house to the garden, making for a pet friendly environment.

Langtry Gardens offers a sense of being part of a community and there is a thriving social calendar centred around the Le Breton House community hall which is located a few minutes' walk away within the development. The hall with its kitchen facilities, can be pre-booked for those special celebrations.

The location lies within a 10-minute drive of St Helier and is served by three bus routes linking it to St Helier as well as the new supermarket at Five Oaks.

















FEATURES

- Two double bedrooms
- Two bathrooms
- 1131 sq ft
- Set well away from the main road
- Available to those aged 55 or over
- No onward chain

INFORMATION

- Mains water and drains
- Electric heating
- Double glazed
- Service charge is £230 per quarter to include landscaping and cleaning of community areas, sinking fund, managing agent's fees, satellite Dish services, external lighting, road maintenance and general upkeep of community centre
- Parish rates for 2024 were £583.62
- One parking space + visitor parking
- Freehold and Entitled/Licensed



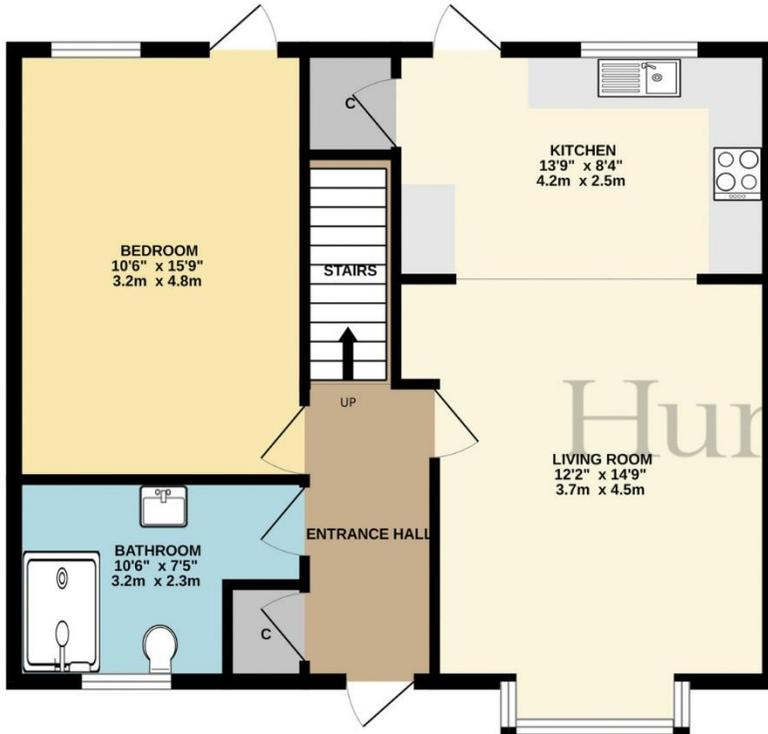
David Voak MNAEA
Property Negotiator

david@huntstates.com
T +44 (0)7797 725621
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

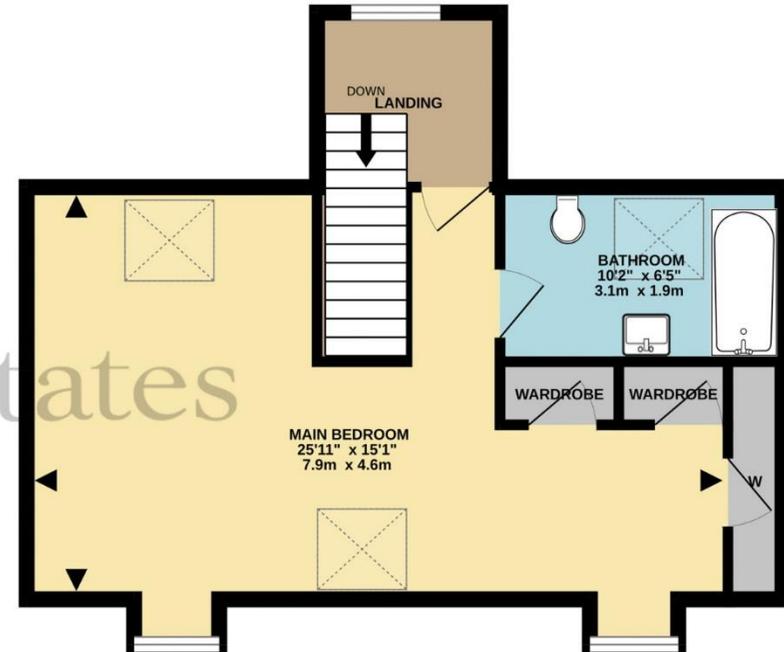
CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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.

Made with Metropix ©2025



Hunt Estates

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.