



## GARAGE LINKED HOUSE WITH CHARM AND CHARACTER

This fantastic, garage linked two-bedroom property just oozes charm and appeal and has beautiful original beams and lintels. It is warm and inviting yet light and spacious, giving it an instant homely feel.

The ground floor offers a bright, open feel with multiple reception rooms, including the flexibility to convert one into a third bedroom if desired. In the living area there is a log burner for the family to enjoy on cold winter evenings. From here you move into the kitchen which has its own charm, with lovely, tiled flooring and breakfast bar. The property also benefits from a separate dining room and cosy sitting room. There is a good-sized utility/storage room and house bathroom also on ground floor.

At first floor, there are two bright and airy double bedrooms, and one benefits from a good-sized walk-in wardrobe. There is also a house bathroom and a large open landing which could be used as a home office or a charming reading nook.

There are doors from the living / kitchen area to the rear patio and garden, making this home ideal for entertaining friends. The patio is well appointed with space for outdoor dining and relaxing and enjoying the beautifully planted garden. There is access to the garage and round to the front garden with lawned area and mature planted borders.





CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates





















The property benefits from a double garage and additional parking for up to 3 cars.

Located in St Saviour, the property is only a short distance from local amenities and to many schools, including the colleges. It is in easy walking distance to the town centre, with all of its bars and restaurants.



The present owner has invested a great deal of effort and time in this property, taking full advantage of all it has to offer. It is now ready for a new family to call home.

Highly recommended for viewings by the vendor's sole agent.

## FEATURES

- Two-bedroom garage linked house
- Three reception rooms, with potential third bedroom
- Wooden beams and charming character
- Beautifully planted garden
- Well-appointed patio area
- Presented in immaculate condition

## INFORMATION

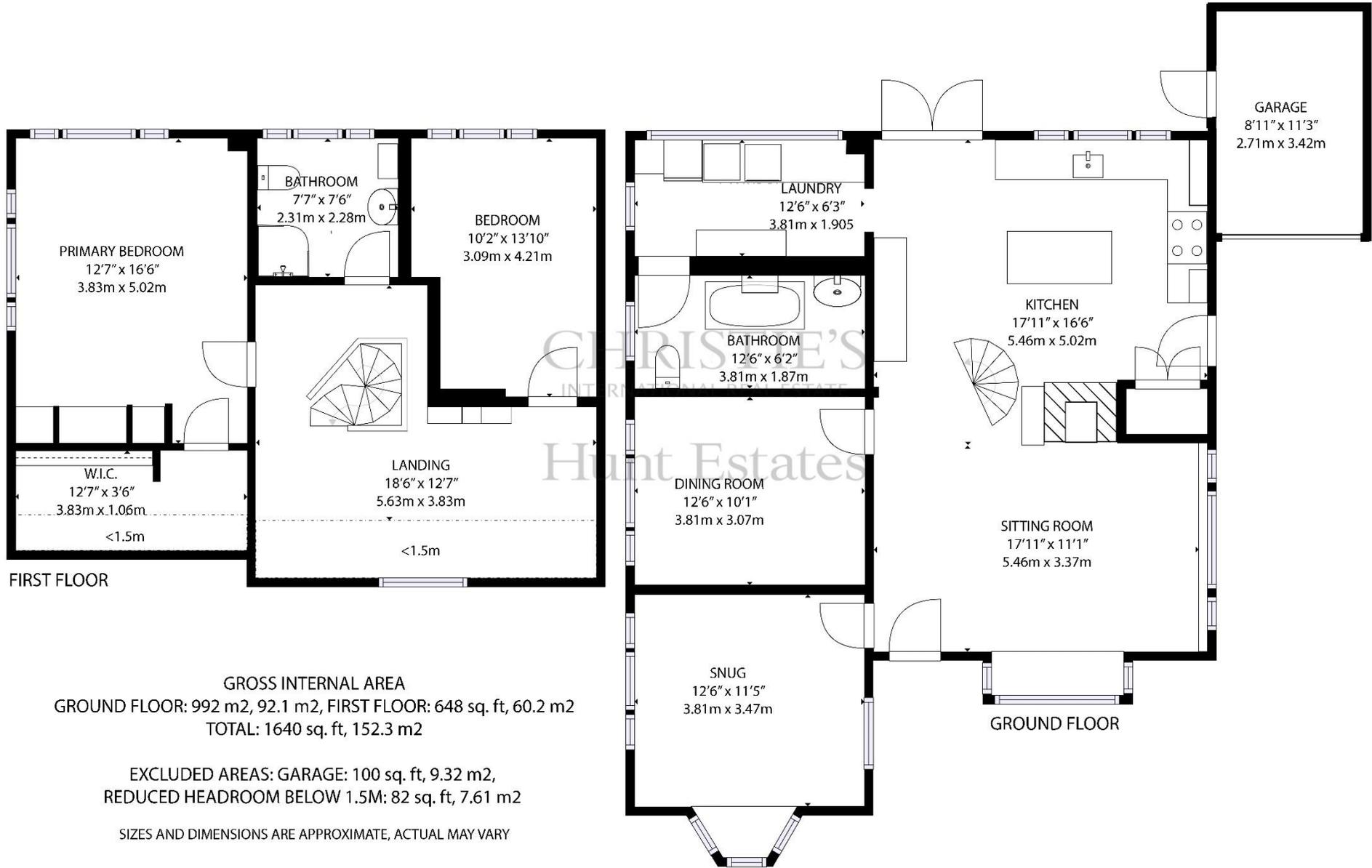
- Mains water and drains
- Oil fired central heating
- Double glazed
- Double garage and parking for up to 3 cars
- Rates for 2024 were £612.56
- Freehold and Entitled/Licensed



Gill Acton  
Property Negotiator

[gill.acton@huntstates.com](mailto:gill.acton@huntstates.com)  
T +44 (0)7797 961649  
[www.huntstates.com](http://www.huntstates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

**CHRISTIE'S** | Hunt Estates  
INTERNATIONAL REAL ESTATE



GROSS INTERNAL AREA  
 GROUND FLOOR: 992 m2, 92.1 m2, FIRST FLOOR: 648 sq. ft, 60.2 m2  
 TOTAL: 1640 sq. ft, 152.3 m2

EXCLUDED AREAS: GARAGE: 100 sq. ft, 9.32 m2,  
 REDUCED HEADROOM BELOW 1.5M: 82 sq. ft, 7.61 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.



# CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto: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.