



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Charming two bedroom cottage with sun trap garden  
St. Helier, Jersey

## CHARMING TWO BEDROOM COTTAGE WITH SUN TRAP GARDEN

Tucked away along the quiet and secluded Garden Lane in St Helier, this charming two-bedroom cottage offers a peaceful setting whilst remaining just moments from the town centre.

The accommodation briefly comprises an entrance hall, fully fitted kitchen with breakfast bar, utility room and cloakroom, leading through to a comfortable sitting room/diner with direct access to the rear garden.

On the first floor, there are two double bedrooms and a house bathroom, along with access to a boarded loft providing useful additional storage and currently being utilised as an office.

Externally, the property benefits from a well-designed outdoor space, including a raised decked seating area, ideal for relaxing or entertaining.

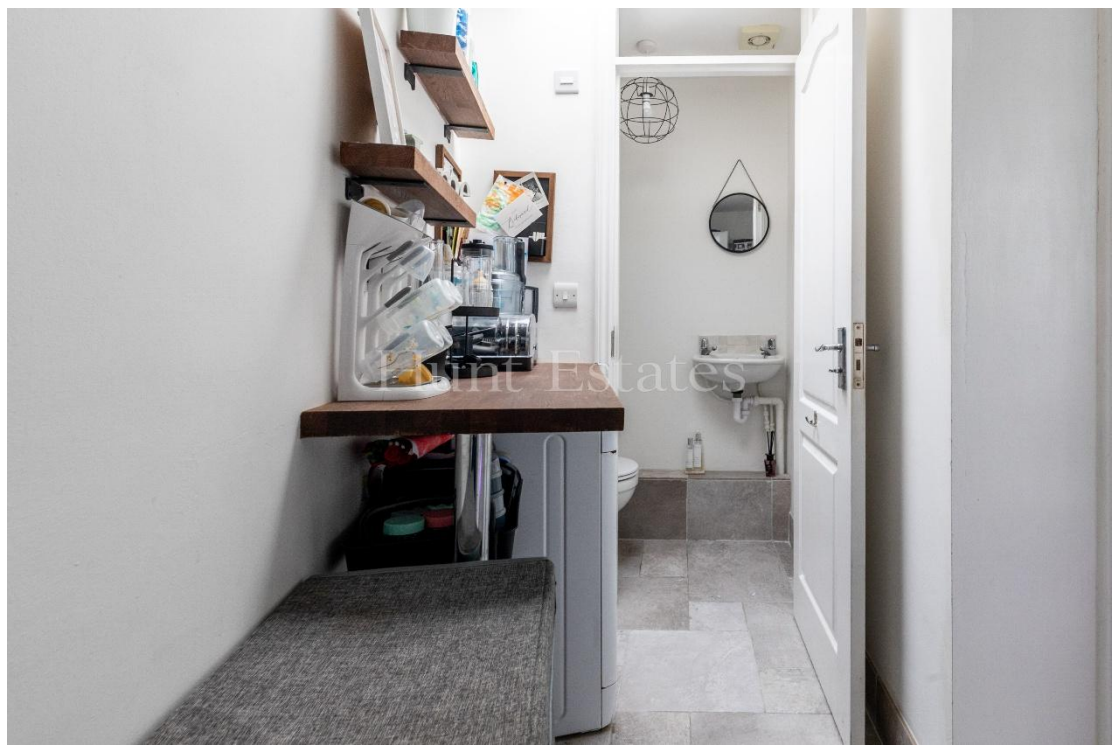
Perfectly positioned, the home is just a five-minute walk into St Helier, placing shops, restaurants and amenities right on your doorstep.

A fantastic opportunity for those seeking a quiet yet central home.

Please contact us today to arrange a viewing.



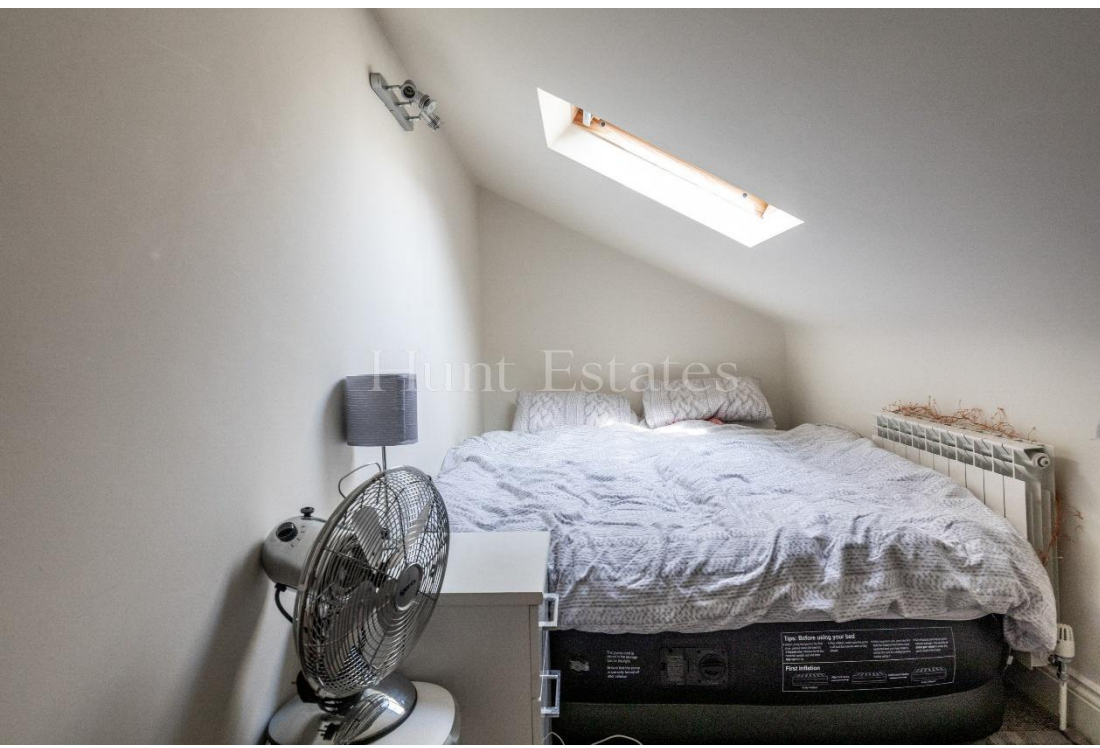














## FEATURES

- Charming cottage tucked away in a quiet St Helier lane
- Two bedrooms, one bathroom
- Sitting room/diner with direct access to the garden
- Kitchen, utility room and ground floor cloakroom
- Boarded loft providing additional storage
- Sun-trap Garden with raised decked seating area ideal for outdoor living
- Just a short walk to St Helier town centre and amenities

## INFORMATION

- Mains water and drains
- Gas and electric heating
- Underfloor heating in kitchen
- Double glazed
- Regret no parking, however there is a transferrable rented parking space available
- Parish rates for 2025 were £399 per annum
- Freehold and Entitled/Licensed



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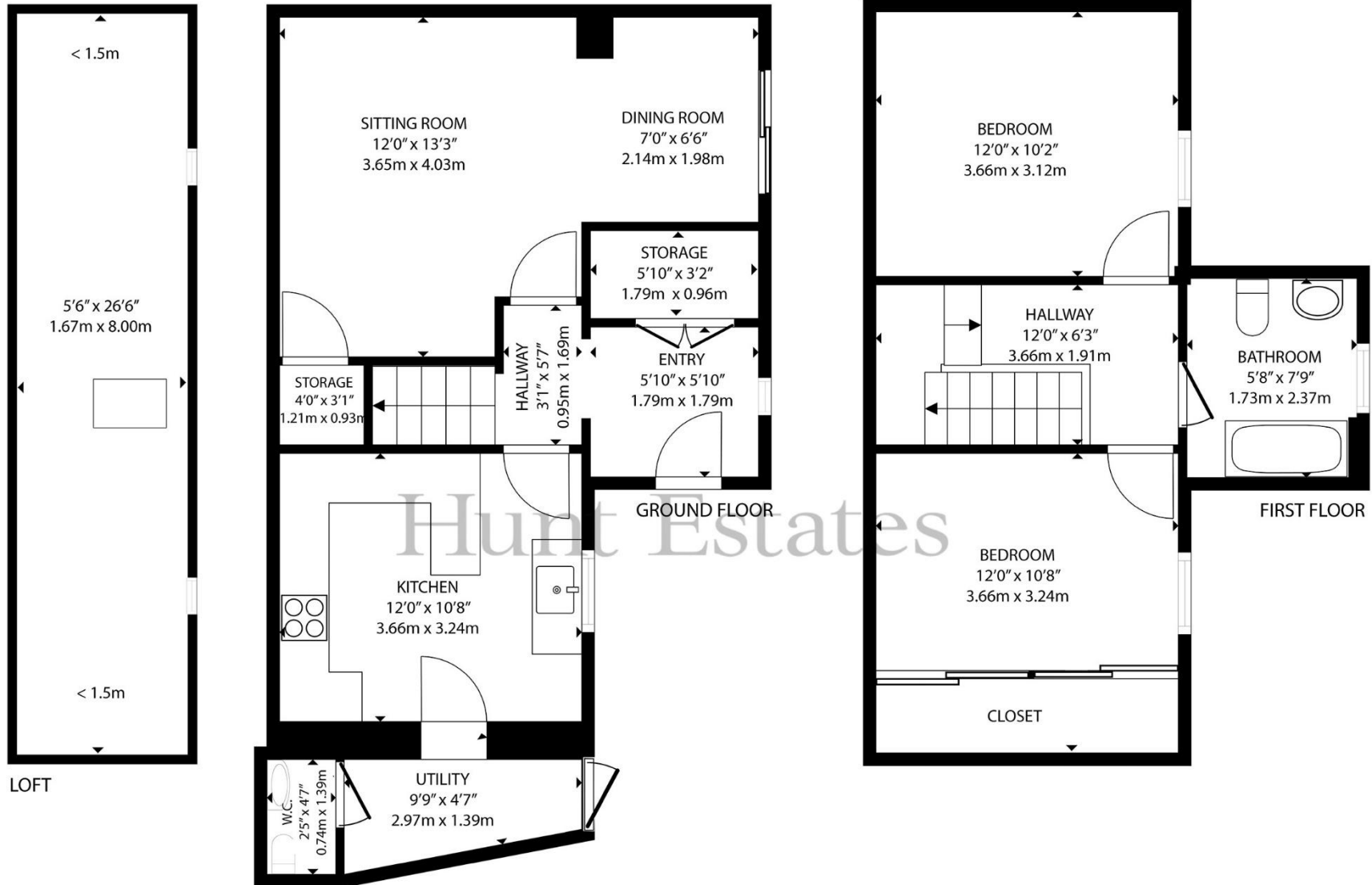


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GROSS INTERNAL AREA  
 GROUND FLOOR: 470 sq. ft, 43.6 m<sup>2</sup>, FIRST FLOOR: 370 sq. ft, 34.3 m<sup>2</sup>  
 TOTAL: 840 sq. ft, 78.0 m<sup>2</sup>

EXCLUDED AREAS, REDUCED HEADROOM BELOW 1.5M - LOFT: 146 sq. ft, 13.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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