



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

5 Darwell House, St Helier
£850,000

Situated along La Route du Petit Clos, just off Trinity Hill, this attractive three-bedroom granite home enjoys a peaceful setting on the rural outskirts of St Helier, surrounded by country lanes and far-reaching fields. Forming part of a unique development of just five properties, all held on a Share Transfer basis, the home offers a rare opportunity for those seeking space whilst remaining within easy reach of town.

The ground floor comprises a welcoming entrance hall, a fully fitted kitchen with breakfast bar and double doors opening directly onto the garden, a generously sized lounge/diner, and a convenient cloakroom.

On the first floor, there are three bedrooms, including the principal bedroom with ensuite, together with a house bathroom.

Externally, the property benefits from a large east-facing garden with a dedicated dining and entertaining area positioned towards the rear, perfect for enjoying outdoor living. There is also a single garage, parking directly in front of the garage, and additional space for two small cars outside the property.

Being Share Transfer tenure, the property provides an interesting opportunity for buyers who have not yet obtained their Entitled housing status, subject to the applicable Jersey housing regulations. This could allow a purchaser to acquire the property as an investment and let it until they are eligible to occupy it themselves.

Offering a combination of rural surroundings, generous outside space and convenient access to St Helier, this is a versatile home well worth viewing.

Please contact us today for further information or to arrange a viewing.

INFORMATION

Mains drains and water

Electric heating

Double glazed

Single garage

Parking directly outside the garage & parking for two small cars outside the property

Service charges are £479.10pa

Share Transfer

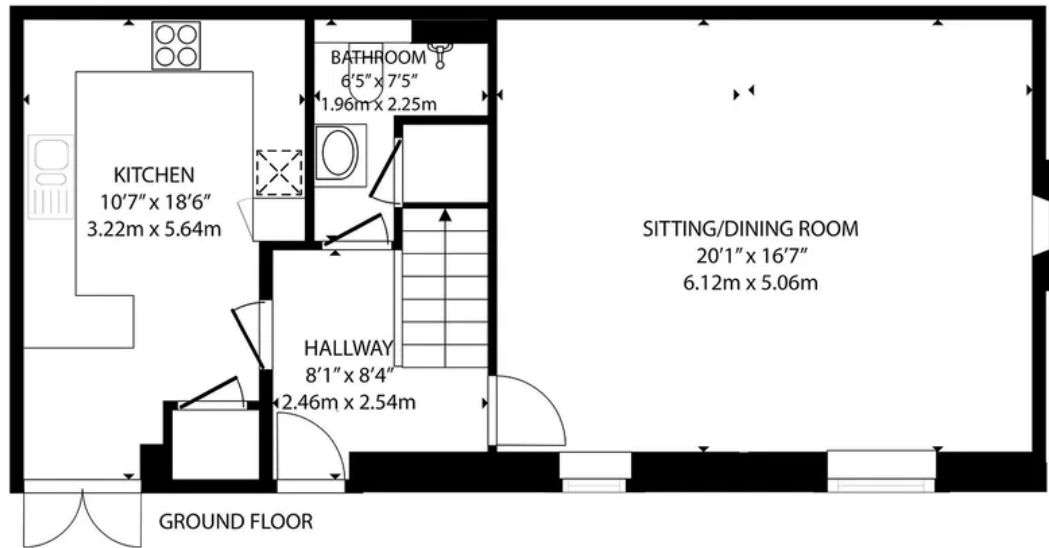




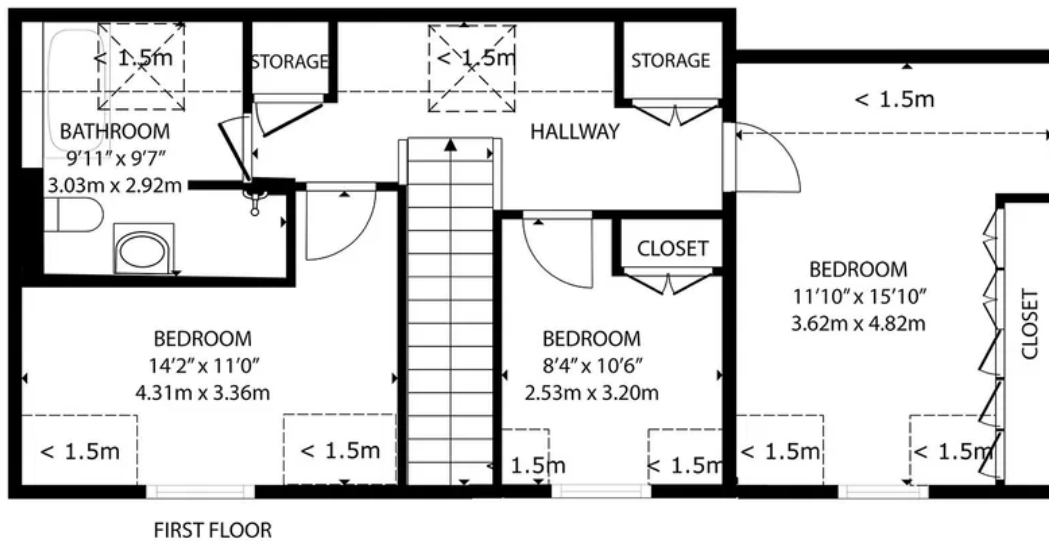








GROSS INTERNAL AREA
 GROUND FLOOR: 644 sq. ft, 59.8 m²
 FIRST FLOOR: 525 sq. ft, 48.7 m²
 TOTAL: 1169 sq. ft, 108.6 m²



EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 132 sq. ft, 12.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

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