MADEIRA LODGE

SOLE AGENT



2	2	1,840	0.1
BEDROOMS	BATHROOMS	SQ FT	ACRES

£599,000 ST. SAVIOUR

Livingroom is delighted to present this superb townhouse to the market, ideally located just moments from the beach at Havre des Pas and within an easy ten-minute walk to central St. Helier, with its array of shops, businesses, and eateries.

Every so often, a property truly surprises us — for all the right reasons — and Madeira Lodge is one of those rare finds. Behind its modest exterior lies a deceptively spacious home with Tardis-like proportions, offering 1,840 sq. ft of thoughtfully designed accommodation arranged over two floors.

The layout includes an entrance hall/study area, cloakroom, kitchen, and a generous sitting/dining room, along with two well-appointed bedroom suites. Externally, the property benefits from a private, south-facing courtyard garden — perfect for al fresco living.

This is a sensibly priced, well-presented home that certainly merits closer inspection.

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The Channel Island Estate Agent


Madeira
Lodge















































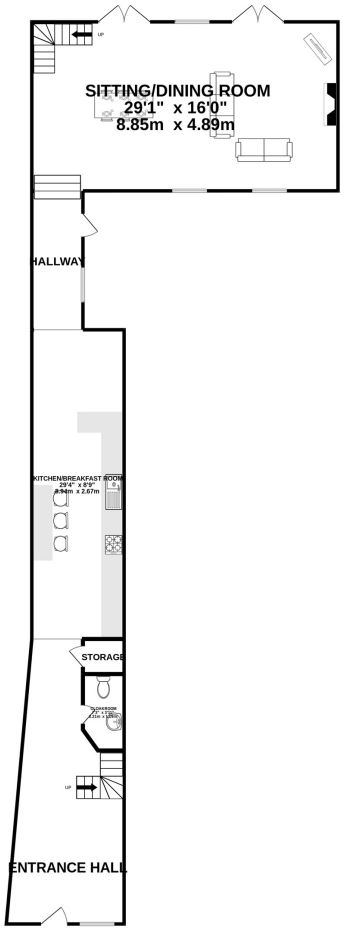




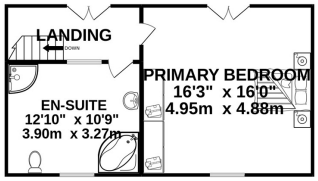


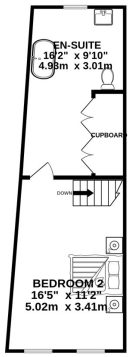

Madeira
Lodge

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.





TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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.
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GROUND FLOOR

Entrance Hall/study space	11'2 x 27'0
Cloakroom	3'11 x 7'3
Storage	3'11 x 3'4
Kitchen/Breakfast Room	8'9 x 29'4
Hallway	4'11 x 13'2
Sitting/Dining Room	29'1 x 16'0

FIRST FLOOR

Landing	12'10 x 5'4
Primary Bedroom	16'3 x 16'0
En-suite	12'10 x 10'9
Bedroom 2	11'2 x 16'5
En-suite	9'10 x 16'2
Cupboard	3'0 x 8'2

KEY FACTS

South-facing courtyard garden — perfect for al fresco living

Two bedrooms, two bathrooms and cloakroom

Easy walking distance to town, Havre de Pas, and local shops

Large open-plan sitting/dining room

Galley style kitchen

SERVICES

Mains water

DRAINAGE

Mains drainage

HEATING

Electric heating

POTENTIAL RENTAL INCOME

£2,300 pcm

SCHOOL CATCHMENT

Plat Douet

Le Rocquier

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£599,000



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