

5 REGENTS VIEW

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,280

SQ FT

POA ST. HELIER

This spacious mid-terraced townhouse built in 2020 by Castletree is situated in a peaceful location on the borders of St. Helier. A lovely family accommodation which is arranged over three floors and comprises an entrance hall, cloakroom, utility cupboard, snug/study, and a fully fitted kitchen/dining room with garden access. On the first floor, you are greeted with a modern sitting room with balcony access and rooftop town views, a single bedroom and a house bathroom. The second floor provides two double bedrooms with an en-suite for the primary bedroom. There is a large attic for storage or offering the potential to extend into (subject to planning consent). Externally, there is parking for two vehicles on the drive and plenty of additional visitor parking. An enclosed low-maintenance, rear garden, far-reaching town views from the balcony and a communal cotil garden complete this lovely home. Presented in immaculate condition that has a calming relaxing feel, call now on 01534...



LIVINGROOM

The Channel Island Estate Agent

















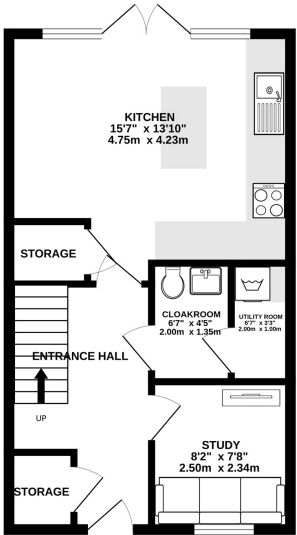




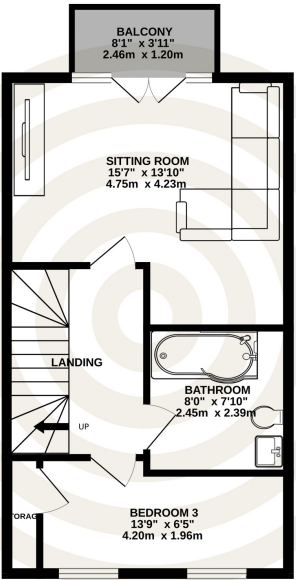




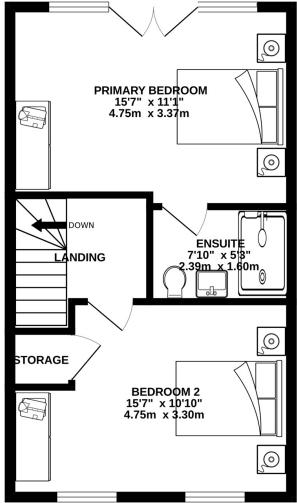
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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	13'7 x 7'11
Kitchen	15'7 x 13'10
Cloakroom	6'7 x 4'5
Utility Room	6'7 x 4'5
Study	8'2 x 7'8

FIRST FLOOR

Sitting Room	15'7 x 13'10
Bathroom	8'0 x 7'10
Bedroom 3	13'9 x 6'5

SECOND FLOOR

Primary Bedroom	15'7 x 11'1
Ensuite	7'10 x 5'3
Bedroom 2	15'7 x 10'10

KEY FACTS

Three bedrooms, two bathrooms plus cloakroom, two reception rooms

Townhouse style property built by Castletree Homes only four years ago

Large kitchen/dining room with doors to garden

Sitting room with balcony plus study/snug

Low maintenance enclosed garden

Balcony off first floor living area

Ideal lock-up & leave property or investment with 4.2% return

Parking for two vehicles plus visitor spaces

Short drive or walk to town

SERVICES

Mains drains and water

HEATING

Electric underfloor heating with the Heatmiser app

New solar panels installed March 2024 which heat the water

and feed into the electricity

Electric car charge point

POTENTIAL RENTAL INCOME

£2800 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

d'Auvergne

Haute Vallee

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.

POA



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