ND Estates

Jersey property sales, lettings & management

For Sale

Ref. STH250157

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St Helier - Three Bedroom House with Garden and Parking

3 Le Jardin De La Hauteur

Asking · £750,000

Location

House / building: 3 Le Jardin De La Hauteur

La Rue De La Hauteur

St Helier

Map: https://www.google.com/maps?q=49.20628,-2.102921

BEDROOMS	BATHROOMS	RECEPTIONS	PARKING
3	**1**	**2**	**2**

Overview

A well-presented three-bedroom house situated in St Helier, offering spacious and comfortable family accommodation. The ground floor comprises an entrance hallway, lounge, kitchen, conservatory, utility room, separate store and downstairs W.C. Upstairs, there are three bedrooms and a family bathroom. The property offers a practical layout with additional storage and is ready to move into. The garage has been converted to storage and the utility but could be restored as a garage if the new owner wished. There is parking to the exterior of the property and plenty of on site visitor parking. Please contact ND Estates to arrange a viewing.

Accommodation

General

Hallway 4.8 m × 2.97 m (15'9" × 9'9") · 14.26 sq m (153 sq ft)

Landing 2.93 m × 0.9 m (9'7" × 2'11") · 2.64 sq m (28 sq ft)

Kitchen 2.78 m × 2.31 m (9'1" × 7'7") · 6.42 sq m (69 sq ft)

Utility 3.63 m × 2.85 m (11'11" × 9'4") · 10.35 sq m (111 sq ft)

Conservatory 2.57 m × 2.92 m (8'5" × 9'7") · 7.5 sq m (81 sq ft)

Bedroom 1 4.79 m × 2.97 m (15'9" × 9'9") · 14.23 sq m (153 sq ft)

Bedroom 2 2.67 m × 3.35 m (8'9" × 11'0") · 8.94 sq m (96 sq ft)

Bedroom 3 3.18 m × 6.01 m (10'5" × 19'9") · 19.11 sq m (206 sq ft)

Bathroom 2.17 m × 1.73 m (7'1" × 5'8") · 3.75 sq m (40 sq ft)

Approximate total floor area: **114 sq m** (1,223 sq ft).

Gallery

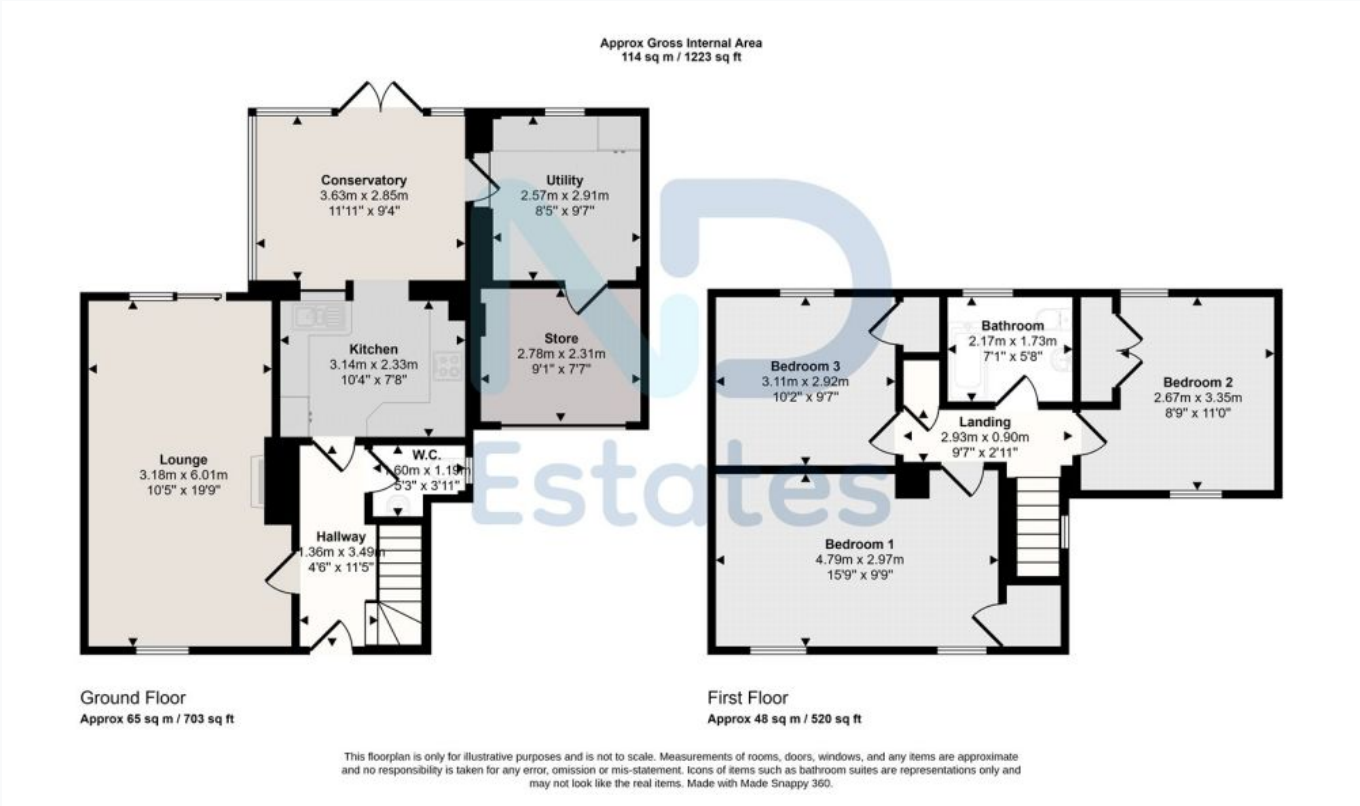








Floor plan



Contact

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When an offer is accepted, and negotiations for the purchase or letting of a property are entered into, the prospective purchasers or prospective tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation showing your current home address, (a Current utility bill) together with confirmation of source of funds, source of wealth and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential status. ND Holdings Limited must comply with the current Money Laundering Legislation.

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These details are set out for guidance only and **do not** constitute an offer or a contract. Applicants should not rely on them as statements or representations of fact or that the property, its services, systems, or equipment are in good working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. We rely on the information given to us by the Owner of the Property. No extras or contents mentioned in these particulars or shown in the photographs are necessarily included in the sale or letting and they are included for descriptive purposes only. Any contents included with a sale are sold "as is," and no warranty is implied or given by us as agents for the Owner or by the Owner. Floor plans and location plans are **for information only** and measurements are not guaranteed as to their accuracy. Measurements are taken between internal walls and shown on the floor plans attached to details and are taken to the widest and deepest point. These are done by AI from photographs. Title, planning, building control, and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person, being a principal, director, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty regarding the property or any part, item, system or equipment.

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