



FINDING YOU A HOME SINCE 1972
B

2 Belle Vue Villas, La Pouquelaye, St. Helier
£1,550,000

BROADLANDS
FINDING YOU A HOME SINCE 1972

2 Belle Vue Villas, La Pouquelaye

St. Helier, Jersey

- Elegant period town house
- Quiet elevated location
- Beautiful family kitchen
- 2 Generation or home with income
- Far reaching sea views
- Triple garage and ample parking
- Please call Tony on 07797 726677
- Please contact Nigel on 07797 718233 or nigel@broadlandsjersey.com



2 Belle Vue Villas, La Pouquelaye

St. Helier, Jersey

The terrace of houses are well away from main roads and passing traffic. The property has been well maintained and considerably updated by the current owners and now provides extremely spacious family accommodation. The main house is over 3 floors with up to 5 bedrooms and 2 bathrooms. The principle bedroom has a newly installed shower room while the other rooms have a very large house bathroom. At lower ground floor level is a completely self contained 2 double bedroom apartment that can be rented out if required. By using Air B&B or other providers this could provide up to £30,000 a year in income. Alternatively it would be perfect for a family member to occupy as it has a connecting door to the main house as well as it's own outside entrance. While well presented throughout, there is still scope for the new owner to stamp their mark with a few cosmetic changes.

A safe enclosed courtyard garden at the rear is designed for low maintenance and has various seating and barbeque areas. Parking is provided for 4 or 5 cars as well as a triple garage / workshop. The owners have installed a wood burner to one end of the garage to provide a haven for teenagers to hide away.





Living

The entrance hall has a great boot room with plenty of room for coats and shoes. There is a wonderful living room with full length windows providing distant views. A recently fitted kitchen is well appointed with all appliances and a central AGA. In addition is a separate study, currently used as a treatment room, a cloakroom and a utility room.

Sleeping

3 double bedrooms, en suite shower room and house bathroom at first floor level. On the top floor another large double with a further attic room that could be used as a bedroom.

Lower Ground Floor Unit

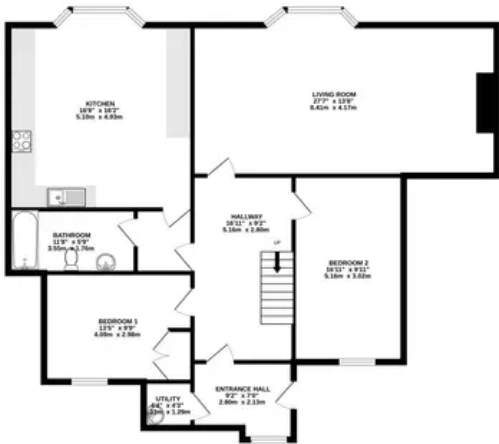
Accessed via staircase from ground floor or with it's own exterior entrance. A very spacious 2 bedroom apartment large eat-in kitchen, separate lounge and shower room.

Services

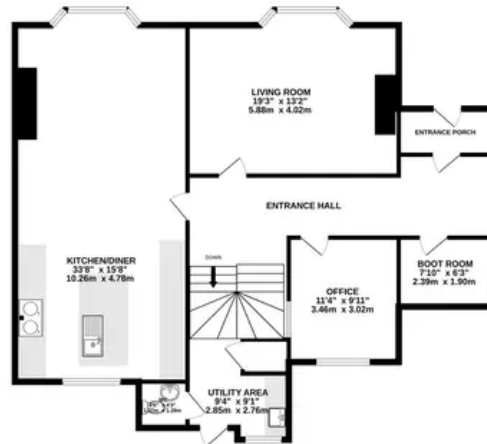
All mains (no gas). OFCH. 3 Woodburning stoves. Fibre broadband. Grade 2 listed. Boiler room/ wood store to basement.



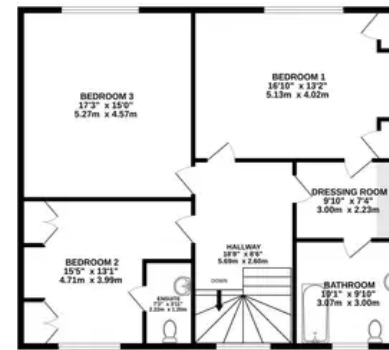
GROUND FLOOR/BASEMENT
1319 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR
1373 sq.ft. (127.6 sq.m.) approx.



2ND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



3RD FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 4378 sq.ft. (406.7 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.

Made with Metropix ©2023



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972