



8, Pres De L'Eglise, La Rue De L'Eglise, St. John  
£769,000

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972

# 8, Pres De L'Eglise, La Rue De L'Eglise

St. John, Jersey

- Immaculate garage linked home
- 2 Double bedroom, 2 bathroom
- Select development for the over 55's
- Garage parking and visitor parking
- Heart of St John's village
- Call Nigel Hurst on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 8, Pres De L'Eglise, La Rue De L'Eglise

St. John, Jersey

Rarely available and much sought after, this delightful 2 bedroom home is available immediately with no ongoing chain. Constructed in 2012 this select development of homes for the over 55's was quickly swept up when they came to market.

The accommodation is over 2 floors with a generous bedroom and shower room on each floor designed to accommodate all ages and abilities. The house has a lovely surrounding south and west garden designed for low maintenance.

The location is second to none. As the name suggests, it is close to the church and within moments of the shops, pubs and bus services. Nothing is too far away.

There is a single garage with electric door, parking for a car outside the front door and further visitor parking.

Book your appointment to view, call Nigel Hurst on 07797718233.





### **Living**

Wide entrance hall with stairs to first floor landing. Good size living room/diner with glazed double doors to West facing garden. Fully fitted kitchen with double doors to lounge.

### **Sleeping**

On the ground floor a large double bedroom with plenty of fitted wardrobes and a shower room. At first floor level a large double with double wardrobe, further walk in wardrobe and en suite shower room

### **Services**

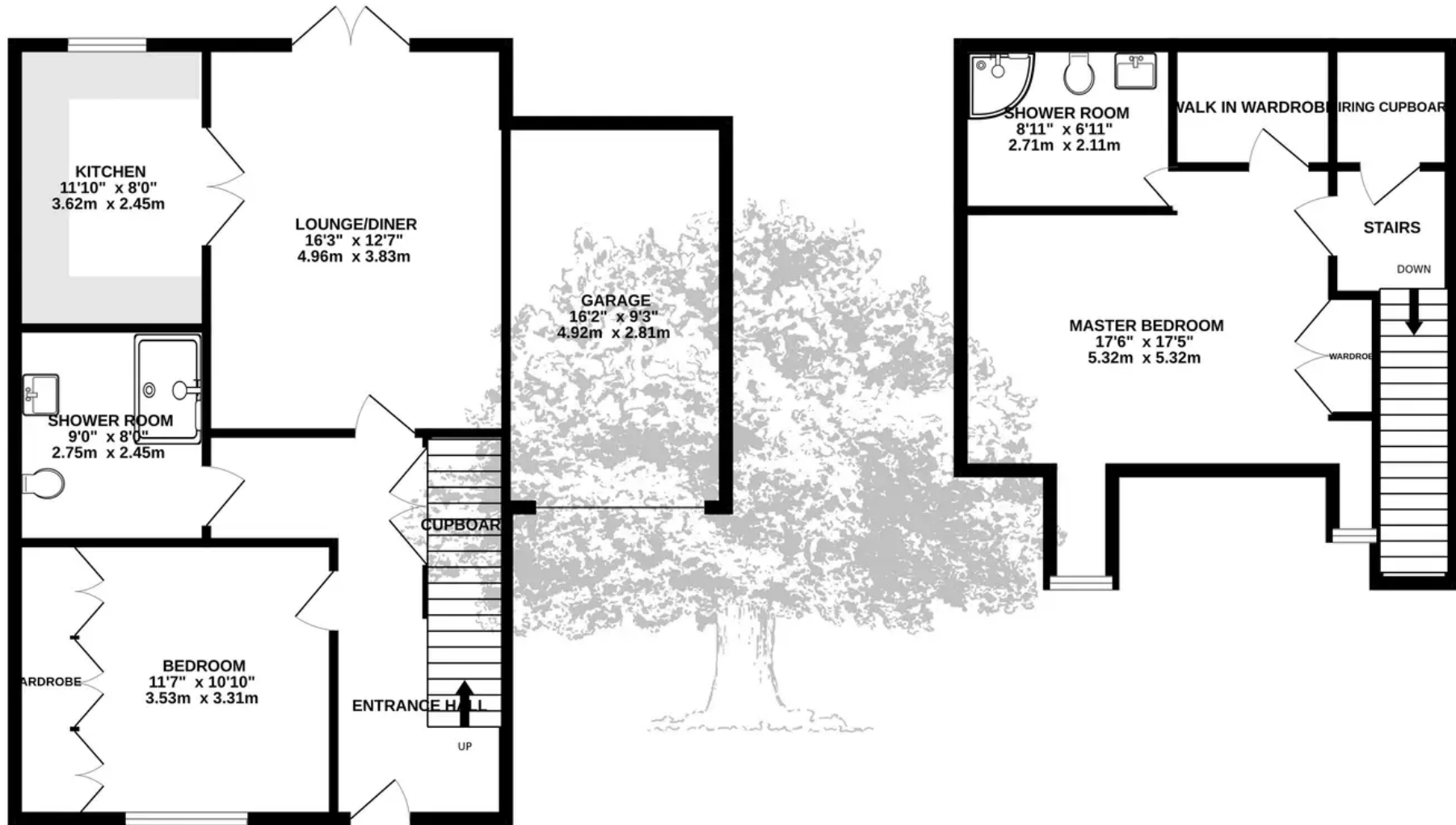
All mains ( no gas ) Electric heating and full double glazing. A communal charge of £240 per annum contributes towards maintenance of communal areas and gardens





GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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