



**2 Boxley Cottages, La Vallee Des Vaux, St. Helier**  
**£395,000**

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## 2 Boxley Cottages, La Vallee Des Vaux

St. Helier, Jersey

Boxley Cottages are located opposite the entrance to Waitrose at Vallee des Vaux.

- Fantastic development opportunity
- Currently two x 2 bedroom cottages
- Each cottage has a kitchen and separate living room
- In need of refurbishment
- Cottage 2 has a small rear courtyard garden
- Regret no parking
- Store for each cottage
- Conveniently situated on the outskirts of town, just moments from beautiful Grand Vaux woods
- Not suitable for bank lending - cash buyers/ private finance only
- Sole agent
- Please contact Allison on 07797750720 or [allison@broadlandsjersey.com](mailto:allison@broadlandsjersey.com)





## 2 Boxley Cottages, La Vallee Des Vaux

St. Helier, Jersey

Exceptional development opportunity, this property comprises two separate cottages, each with 2 bedrooms, a kitchen, and a separate living room. In need of refurbishment but with so much potential. Cottage 2 benefits from a small rear courtyard garden and Cottage 1 offers potential to create additional accommodation at first floor level. Please note that regrettably, no parking is available on the premises.

Conveniently situated on the outskirts of town, this property is within walking distance of the town centre and just moments away from the picturesque Grand Vaux woods, offering residents the opportunity to engage in rejuvenating walks. This property truly presents an exciting opportunity for those looking to invest in a project that promises great potential and the possibility of creating two stunning family homes.

Suitable for cash/ private finance buyers only.



**Living**

Each cottage has a living room and separate kitchen.

**Sleeping**

Each cottage has 2 bedrooms plus a bathroom.

**Outdoors**

Cottage 1 has a small rear courtyard. There is no parking.

**Services**

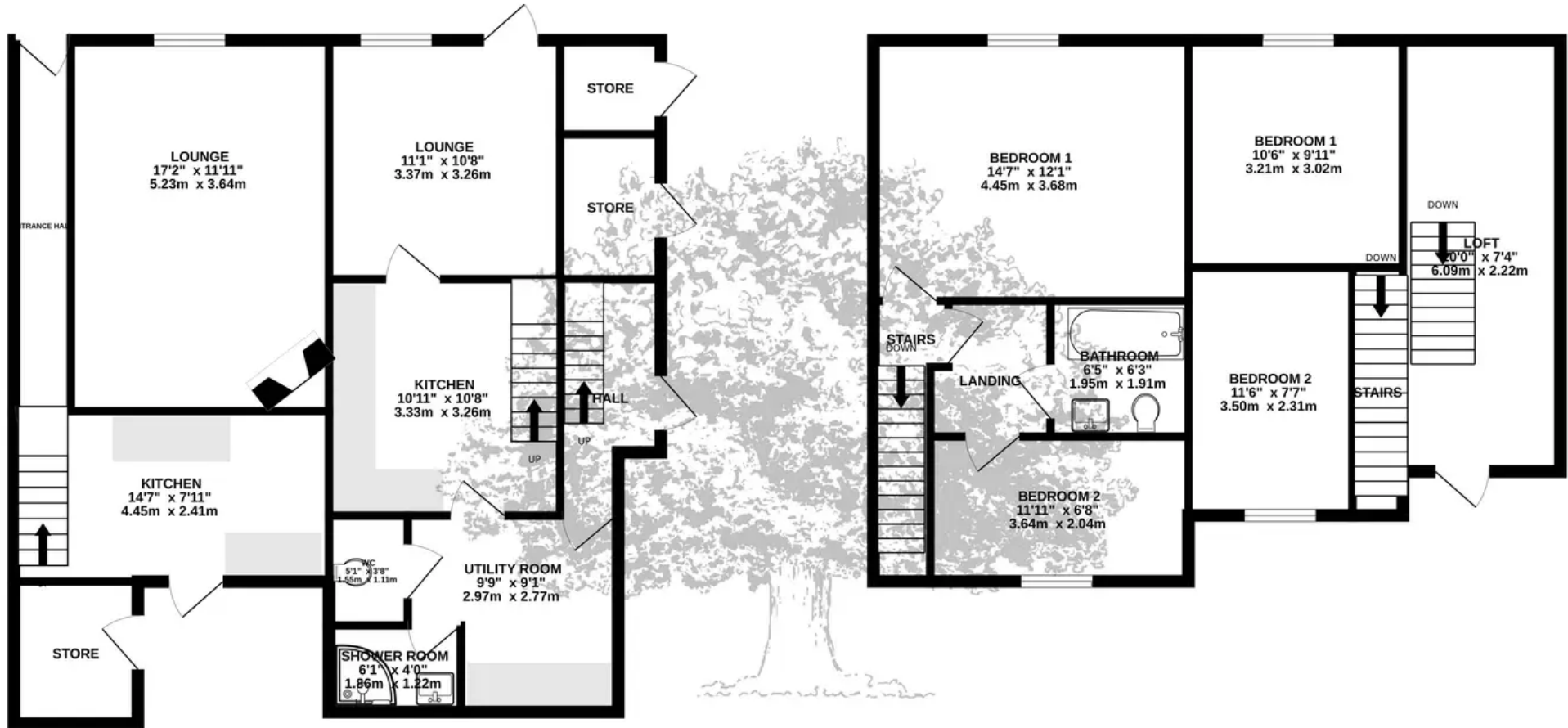
All mains services.





GROUND FLOOR  
851 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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