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**91 Esplanade, St. Helier**  
**£2,250,000**

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# 91 Esplanade

St. Helier, Jersey

- Very unique penthouse apartment
- First time on the market in over 40 years
- Exceptionally spacious - 4,000 sq ft of internal accommodation & 4,500 sq ft including the terraces
- Three double bedrooms, all with en-suite bathrooms and two with fitted dressing rooms
- Far reaching sea views across St Aubin's Bay from most rooms
- Spacious living accommodation including eat-in kitchen, utility room, large living room and sun room
- Huge south facing sun terrace to the front, with plenty of space for al-fresco dining and entertaining
- Double garage, plus additional parking for two cars & visitor spaces
- Absolutely immaculate but in need of modernisation
- Fantastic location close to amenities and only a short stroll to St Aubin's Bay
- Lift access straight into the apartment
- Sole agent
- Please contact Joanna on 07797887751 / [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com)



# 91 Esplanade

St. Helier, Jersey

A truly one of a kind three bedroom penthouse apartment. On the market for the first time in over 40 years and offering an exceptional living experience. With a total internal accommodation of 4,000 square feet and an impressive 4,500 square feet including the terraces, space is not a concern here.

Offering three double bedrooms, each with their own en-suite bathrooms. Two of the bedrooms also come with fitted dressing rooms, providing ample storage space, including a huge main bedroom with large dressing room, bathroom and sunny terrace. From most rooms in the apartment, there are far-reaching sea views across St Aubin's Bay, and above St Helier.

The living accommodation is incredibly spacious, offering an eat-in kitchen, utility room, large living room, and a spacious sunroom. A real highlight of this property is the huge south-facing sun terrace that can be found to the front. This terrace provides plenty of space for al-fresco dining and entertaining, allowing you to make the most of the beautiful surroundings.

Additional features of this property include a double garage, as well as parking space for two cars and visitor spaces. While the property itself is immaculate, it does offer an opportunity for modernisation. However, the fantastic location, close to amenities in St Helier and only a short stroll to St Aubin's Bay Promenade, adds further appeal.

With lift access straight into the apartment, convenience is key. Don't miss out on the chance to own this truly remarkable penthouse.





### Living

Very spacious and bright sun room with panoramic views and doors to the large south facing terrace. Large living room with sliding doors leading to the fitted eat-in kitchen. Separate utility room.

### Sleeping

Three large double bedrooms, all with en-suite bathrooms and two with fitted dressing rooms. Includes huge main bedroom suite with dressing room, large bathroom and sunny terrace.

### Outside

Amazing south facing terrace with panoramic sea and town views and all day sun. Additional terrace from bedroom 1 & 2. Double garage plus parking for two cars. Additional visitor spaces available.

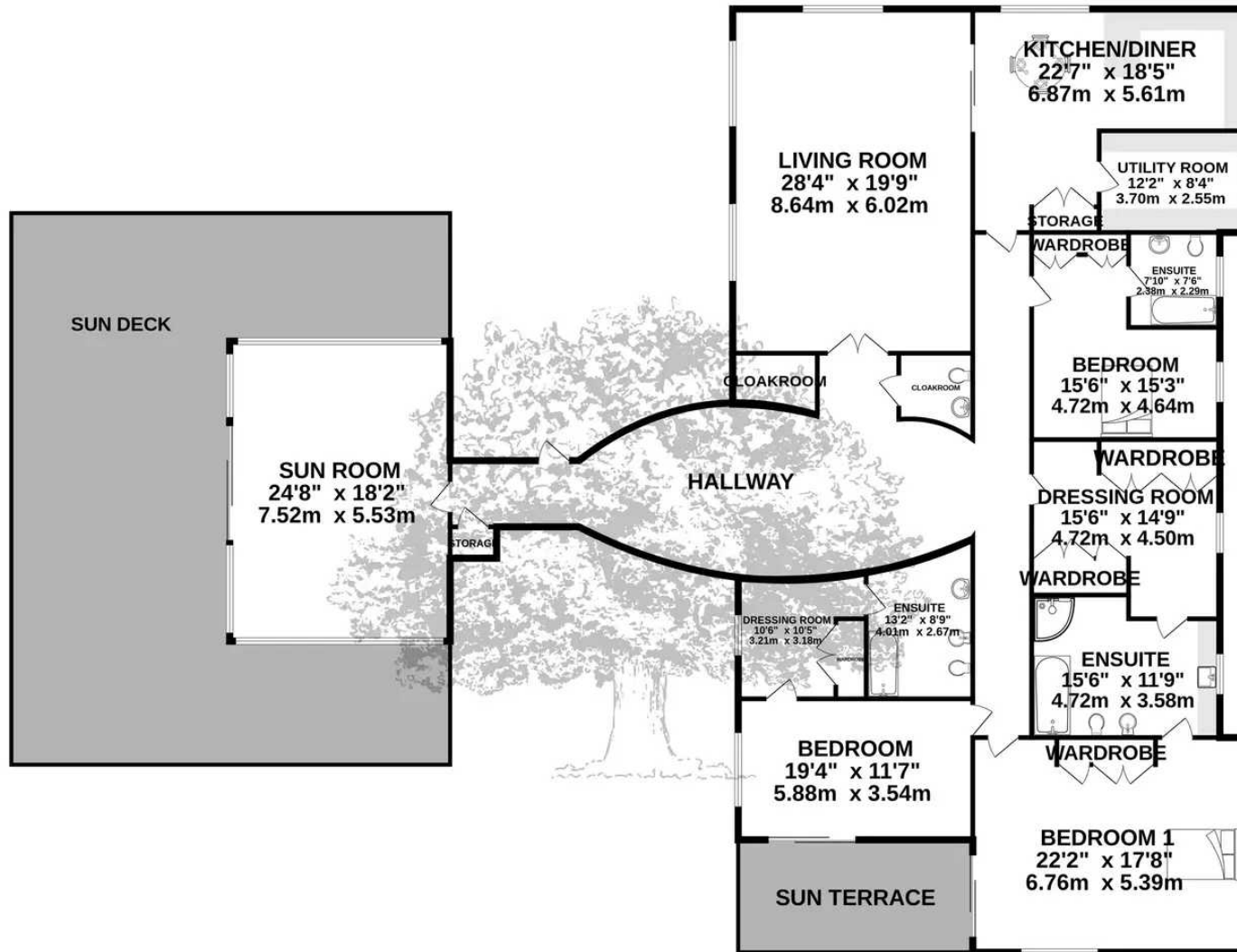
### Services

Fully double glazed. Electric heating. Service charge £7,828 per annum - includes contribution to sinking fund, building insurance, communal lighting and cleaning, gardeners for communal areas.





PENTHOUSE  
4004 sq.ft. (372.0 sq.m.) approx.



TOTAL FLOOR AREA : 4004sq.ft. (372.0 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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## Broadlands

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