

SINCE 1972 · FINDING YOU A HOME
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29 West Park Avenue St. Helier

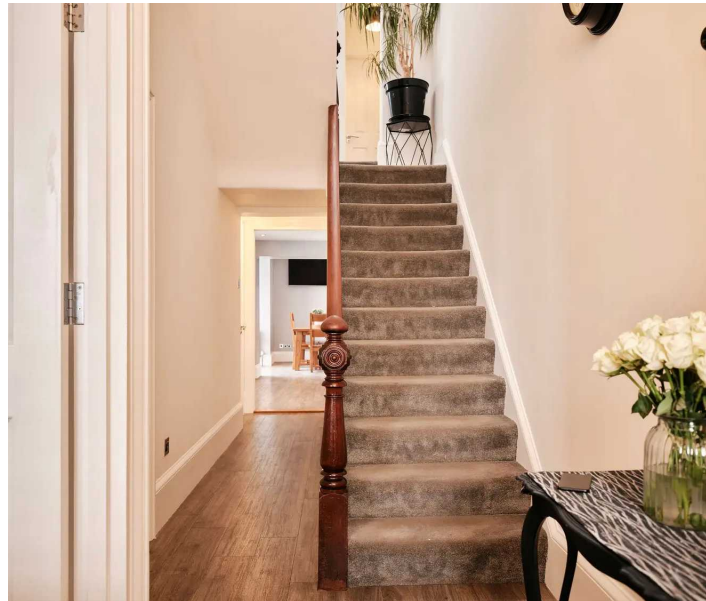
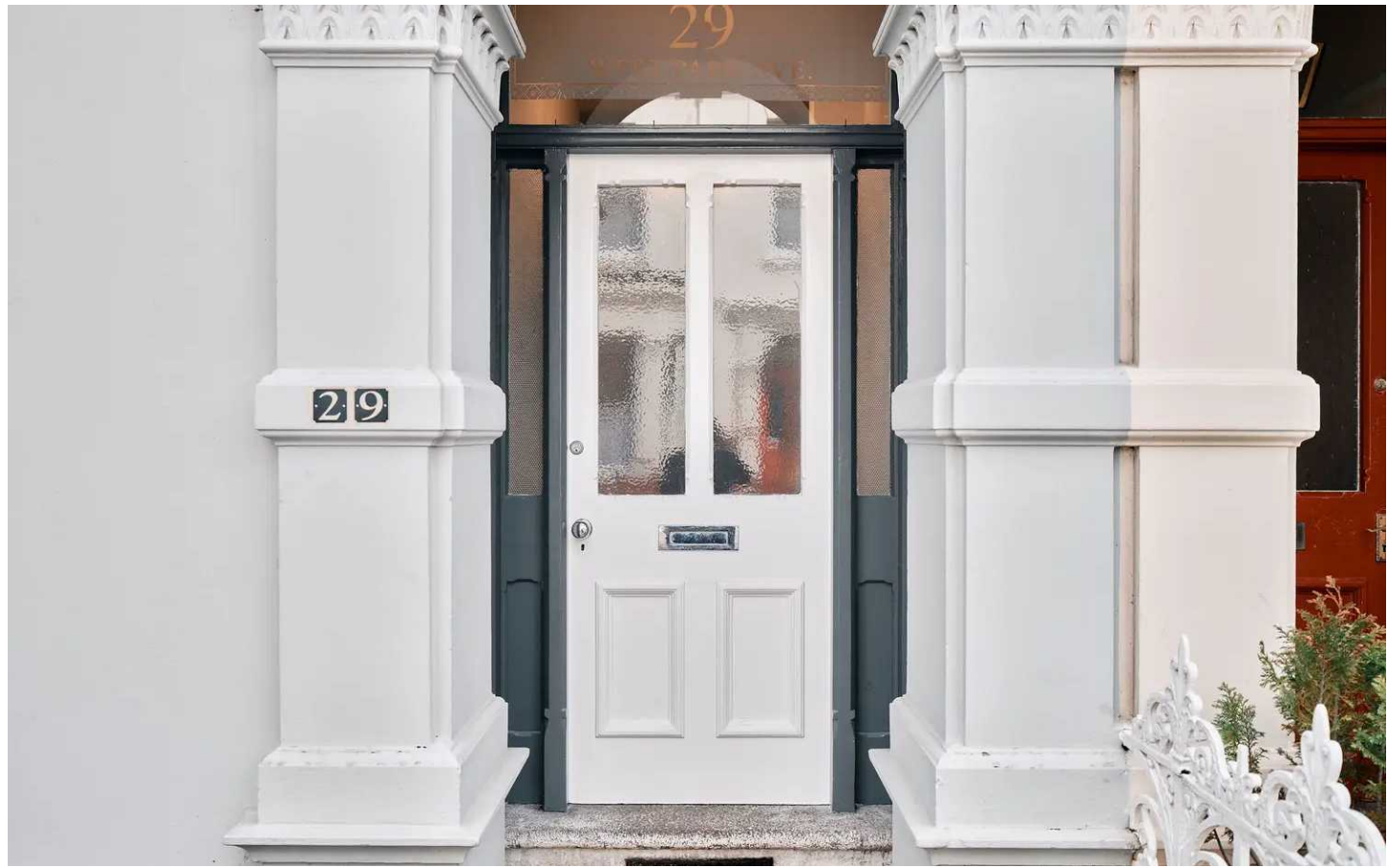
Asking **£785,000**

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29 West Park Avenue St Helier

- Magnificent period townhouse
- 3 reception rooms and 5 bedrooms
- 20 foot kitchen/diner
- 2 functional fireplaces
- 3 bathrooms
- Lots of original features
- Patio garden ideal for alfresco dining
- Walk to work
- No chain
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



29 West Park Avenue St Helier

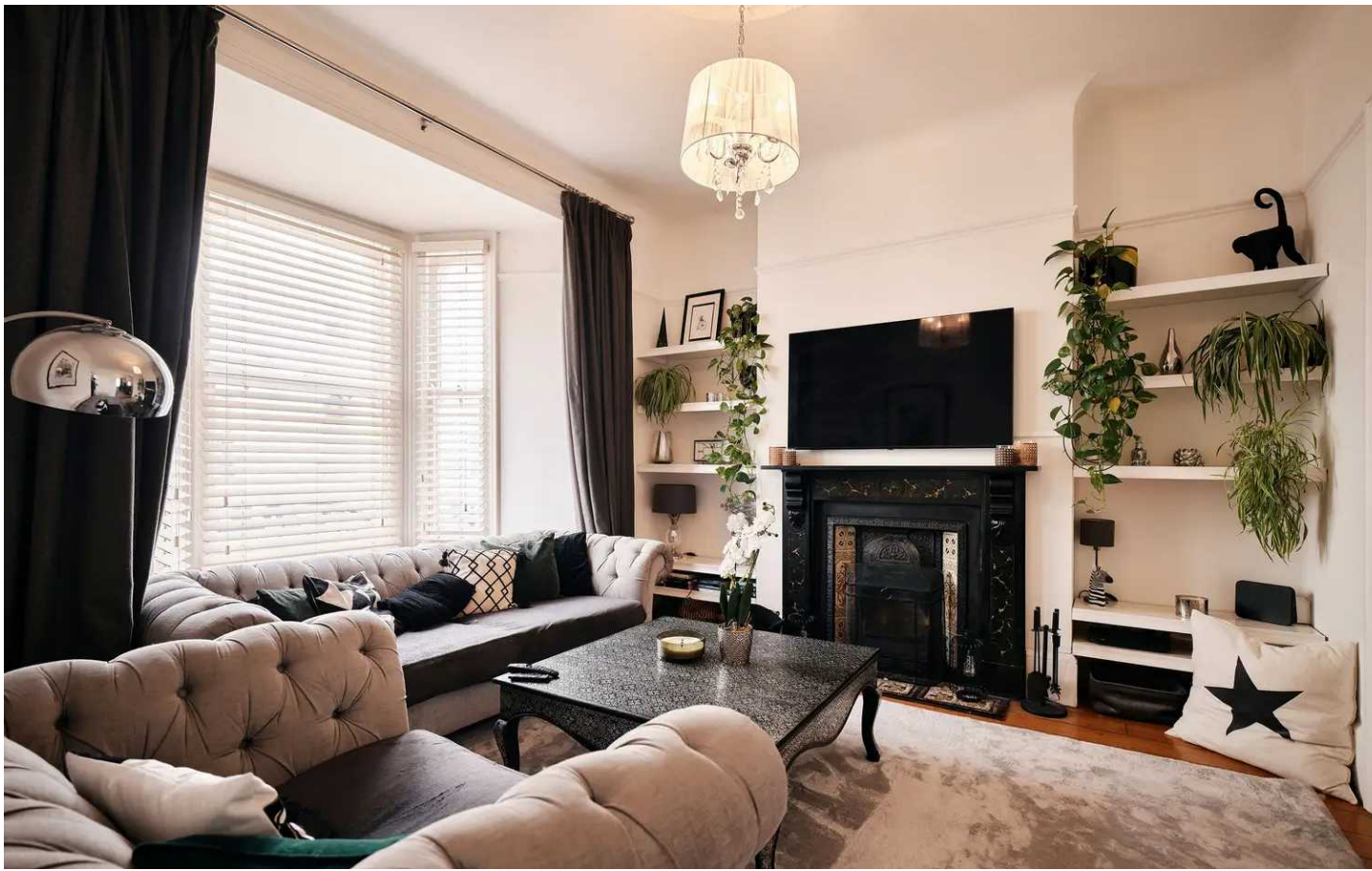
They don't build them like this any more! A wonderful example of Victorian architecture located a stones throw from People's Park and a few minutes from the beach at West Park. The accommodation over three floors provides plenty of space for a growing family.

Downstairs two spacious reception rooms enjoy high ceilings and provide various lay-out options. Original tall sliding doors lead from one to the other.

To the rear is a twenty foot fully fitted kitchen leading to spacious dining room, and a cloakroom. Upstairs on a half landing are the house bathroom and shower room. Up again to the first floor takes you to two double bedrooms and a single. From here stairs to the top floor lead to two further bedrooms and another shower room.

Outside a private, patio garden is accessed from the kitchen. The property retains some lovely features including classic functional fireplaces in both reception rooms, wooden flooring, dado picture rails, ceiling roses and an original tiled pathway to the front door. The house has been re-wired and re-plumbed in recent years and a new electric boiler added in 2023.





Living

Impressive hallway with doors to all principle rooms. Charming living and dining rooms - separated by original sliding doors - both with high ceilings and features including ceiling rose, dado picture rail and classic functional fireplaces with tiled surround. Solid wood flooring and tall bay window to front. Tall window to rear. Large kitchen with high and low level units and integrated appliances including Rangemaster oven with hob, extractor, fridge, freezer and dishwasher. Granite worktops and tiled splash backs. Spacious dining area with plenty of space for a family dining table. Cloakroom.

Sleeping

Three bedrooms on first floor and a further two on the second floor. Bathroom and shower room on first floor and further shower room on second floor.

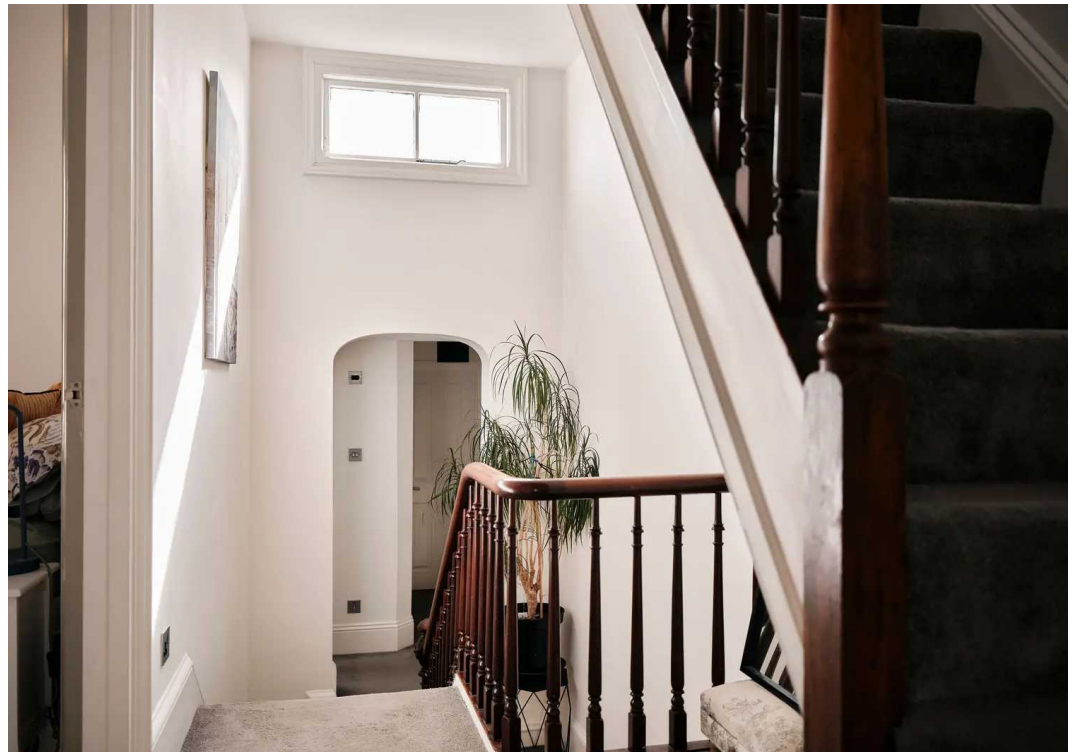
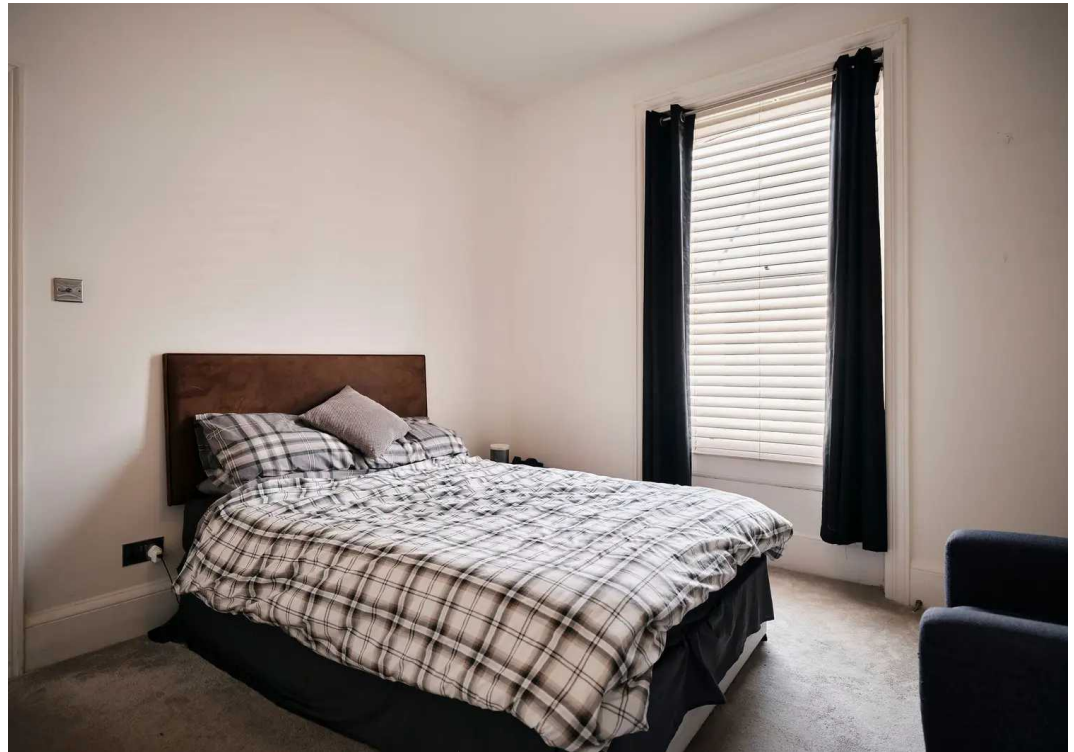
Outside

Private, enclosed patio garden providing a relaxing space to enjoy the sun and for alfresco dining. Gate to rear. The house is in the Cheapside residents parking zone. Permit currently £401.14 plus GST per annum.

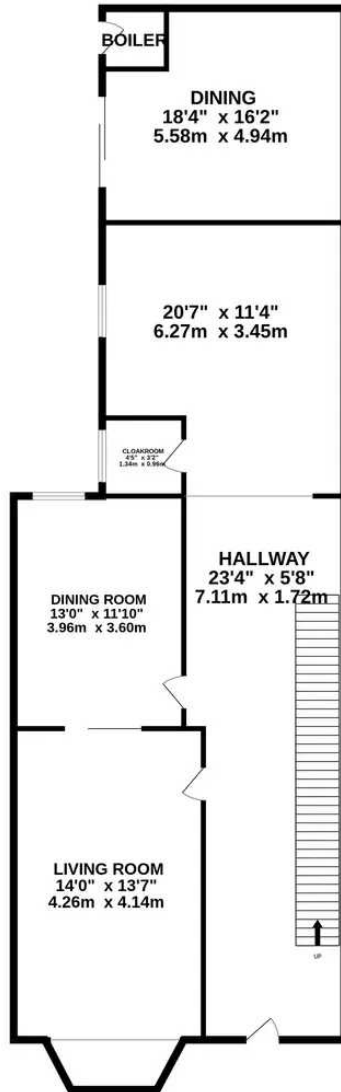
Services

All mains. New electric central heating with new boiler 2023. Recently fully rewired and re-plumbed. Wired for fibre.

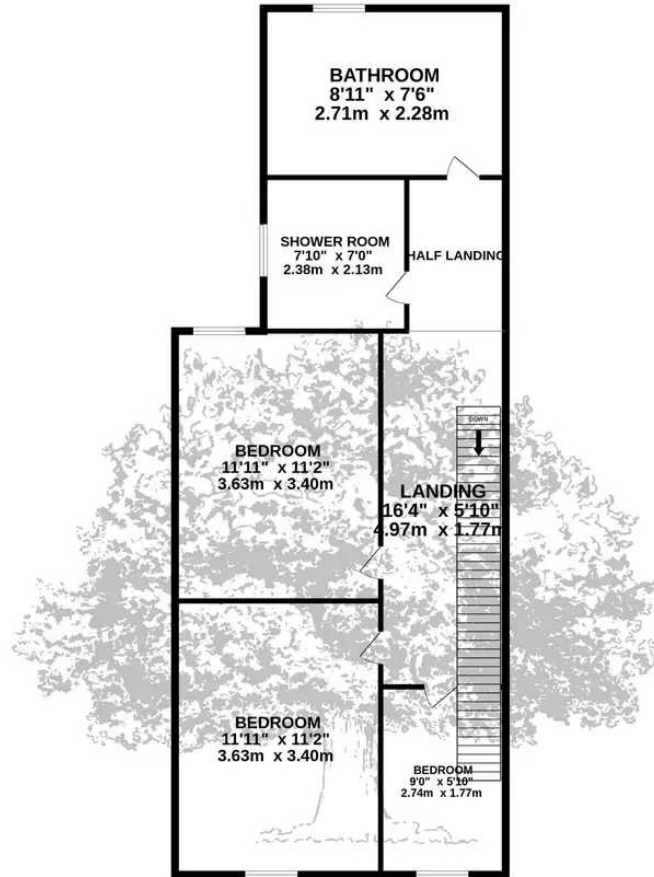




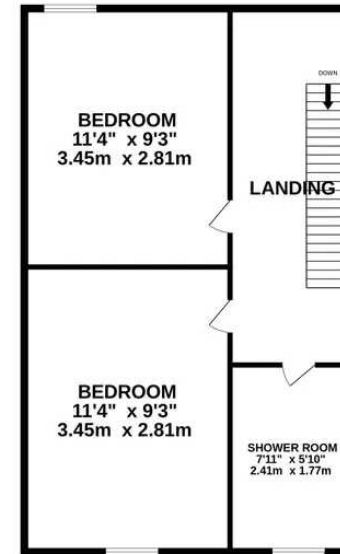
GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 2082sq.ft. (193.4 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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