



**7 D'Auvergne Lane St Helier**

**£499,000**

**BROADLANDS**

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## 7 D'Auvergne Lane St Helier

- South coast 2 bed cottage with garden and parking
- Just needs updating!
- 2 double bedrooms
- Good reception space
- 2 functional fireplaces
- Put your stamp on it - easy to revitalise
- Great alternative to a flat
- Convenient location close to bathing pool, beach, shops and restaurants
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## Arcacia Cottage, 7 D'Auvergne Lane

A two bed cottage located a few minutes walk from the Bathing Pool at Havre Des Pas.

For anyone looking for an alternative to a flat this really is ideal. Although in need of some updating it won't take much to bring this little gem back to life.

The accommodation comprises entrance hall, living room with functional fireplace, kitchen/diner with second functional fireplace, two double bedrooms, utility/shower room and bathroom. Outside is a secure south facing garden and parking for one car.

Nearby are a selection of restaurants, shops and public houses. A short walk will take you to the town centre, and if you want to go further afield a regular bus route runs close by.





### **Living**

Entrance hall with panelled walls and coats cupboard. Comfortable living room with solid wood floor and functional fireplace. Window to front. Large kitchen/diner with good eating space and functional fireplace. Although perfectly serviceable the new owner(s) may wish to upgrade the kitchen units and appliances. Window from kitchen over garden.

### **Sleeping**

Two double bedrooms, both with windows to front. Bathroom with four piece suite comprising bath, two basins and WC, Tiled floor and window to front.

### **Outside**

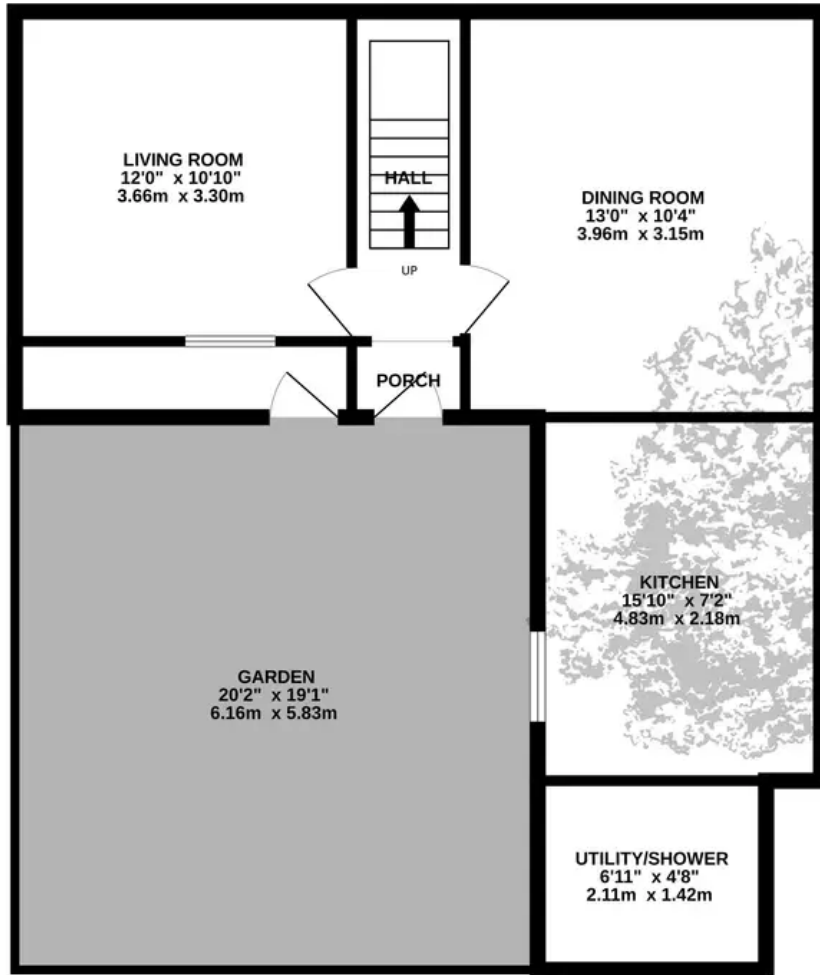
South facing patio garden and external store room. Parking for one vehicle. Note further parking could be added at the expense of the garden if required by removing the fence in between.

### **Services**

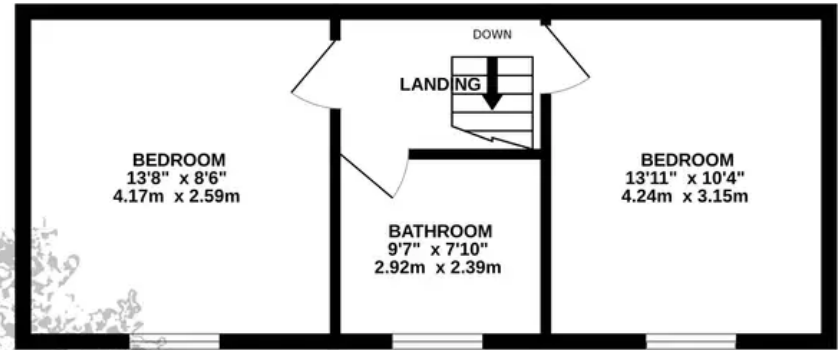
All mains. Gas central heating.



**GROUND FLOOR**  
524 sq.ft. (48.7 sq.m.) approx.



**1ST FLOOR**  
346 sq.ft. (32.1 sq.m.) approx.



**TOTAL FLOOR AREA : 870sq.ft. (80.8 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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