



25 Magnolia Gardens, La Route De St. Aubin, St. Lawrence
£1,850,000

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25 Magnolia Gardens, La Route De St. Aubin

St. Lawrence, Jersey

Situated a short walk from Millbrook Park, St Aubin's Bay, and a short drive from town the house is conveniently located. Everything is within easy reach from shops to the airport.

- Large detached modern property
- 4 Double bedrooms, 3 bathrooms
- No housing qualifications required
- 3 Reception rooms and separate kitchen
- South facing garden with pool
- Close to the beach and park
- Double garage and parking for 4 cars
- Sole Agent
- Please email harry@broadlandsjersey.com



25 Magnolia Gardens, La Route De St. Aubin

St. Lawrence, Jersey

A detached, modern house, probably dating back to the 1970s allows people without "Housing Qualifications" to own and occupy a property in Jersey by not having to comply with the usual entry requirements. The ample living space looks onto a south-facing garden with a pool. There is plenty of space for the owners to utilise and enjoy as they see fit. There are 4 reception rooms including a large eat In kitchen, dining room, living room and a study/snug. Whilst in need of slight renovation the property is in good condition. There is a large utility room and a detached double garage with ample parking in front. Located just minutes from St Helier and a short walk to St Aubin's Bay, this property presents an exciting opportunity.





Living

With 3 reception rooms that are all separate and perfect for either relaxing or entertaining the property has plenty of space. You have a large living room, dining room with doors to the garden and snug that can also be a study. There is a fully equipped eat in kitchen which has access to the outside as well.

Sleeping

The property has 4 double bedrooms with a large main bedroom and en-suite, 2 bedrooms share a 'Jack and Jill' bathroom. There is also a house bathroom and one more double.

Outside

There is a sunny, private south-facing garden with a pool. Also, there is a seating area and access down either side of the property. A balcony is situated off the first-floor landing.

Extra Rooms

There is an external room which is currently used as an extra entertaining space but could be a gym or changing room for the pool. You also have a utility room accessed from a covered walkway.

Services

All mains OFCH

Garage and Parking

A double garage and ample parking are to the front of the property

Additional Information

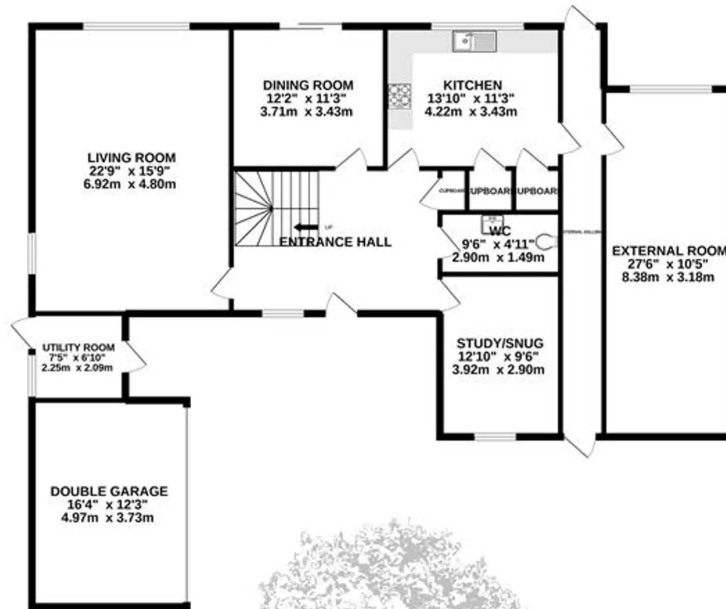
The house is exempt from all Jersey housing qualifications and therefore can be purchased by non-residents.

Location

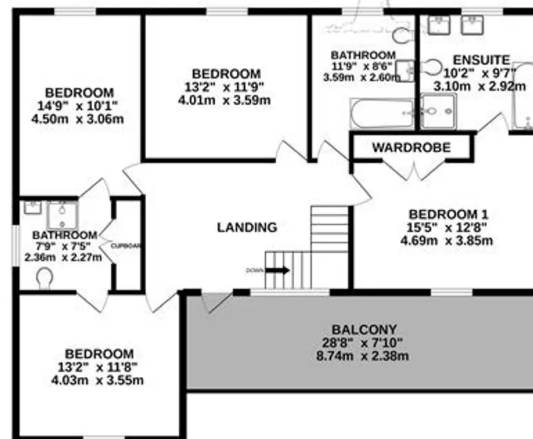
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GROUND FLOOR
1690 sq.ft. (157.0 sq.m.) approx.



1ST FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 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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