



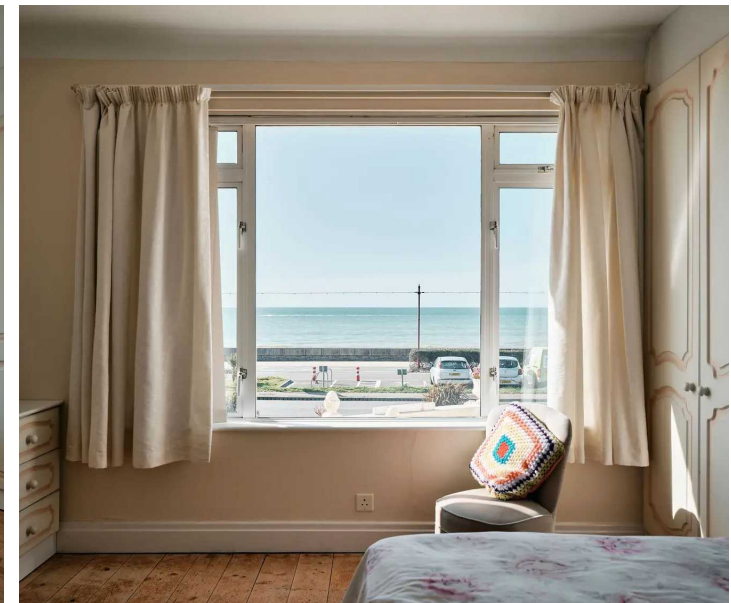
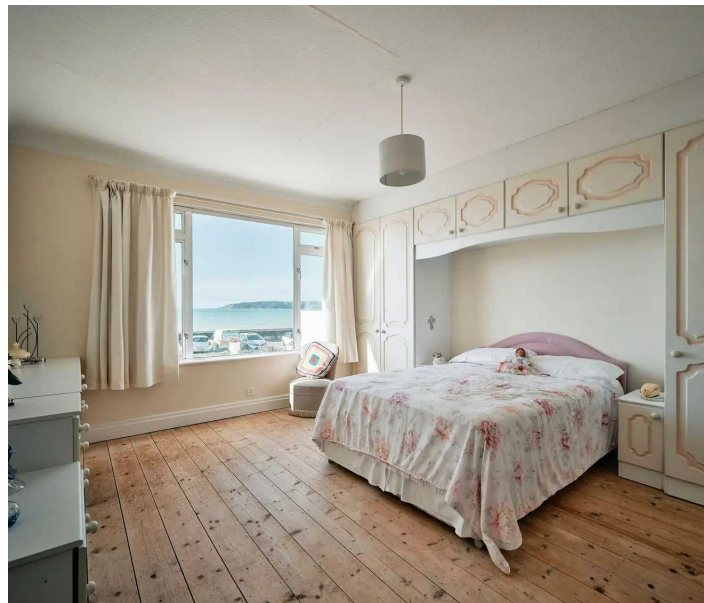
**Chanson De La Mer 12a Victoria Avenue, St. Helier**  
**£780,000**

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## Chanson De La Mer, 12a Victoria Avenue, St Helier

Heading west along the inner road opposite Steve Harris Van Centre turn into Romney close & the property is at the far end.

- Semi detached three bedroom dormer bungalow
- Two bathrooms (one ensuite)
- Spacious lounge diner
- Separate kitchen
- Outstanding sea views across the whole of St Aubins Bay
- Low maintenance south facing garden
- Two single garages
- Across the road from the beach
- Fantastic convenient location
- Short stroll to St Helier or St Aubin
- Regular bus route
- Sole agent
- Contact Andrew 07797 814422 / [Andrew@broadlandsjersey.com](mailto:Andrew@broadlandsjersey.com)

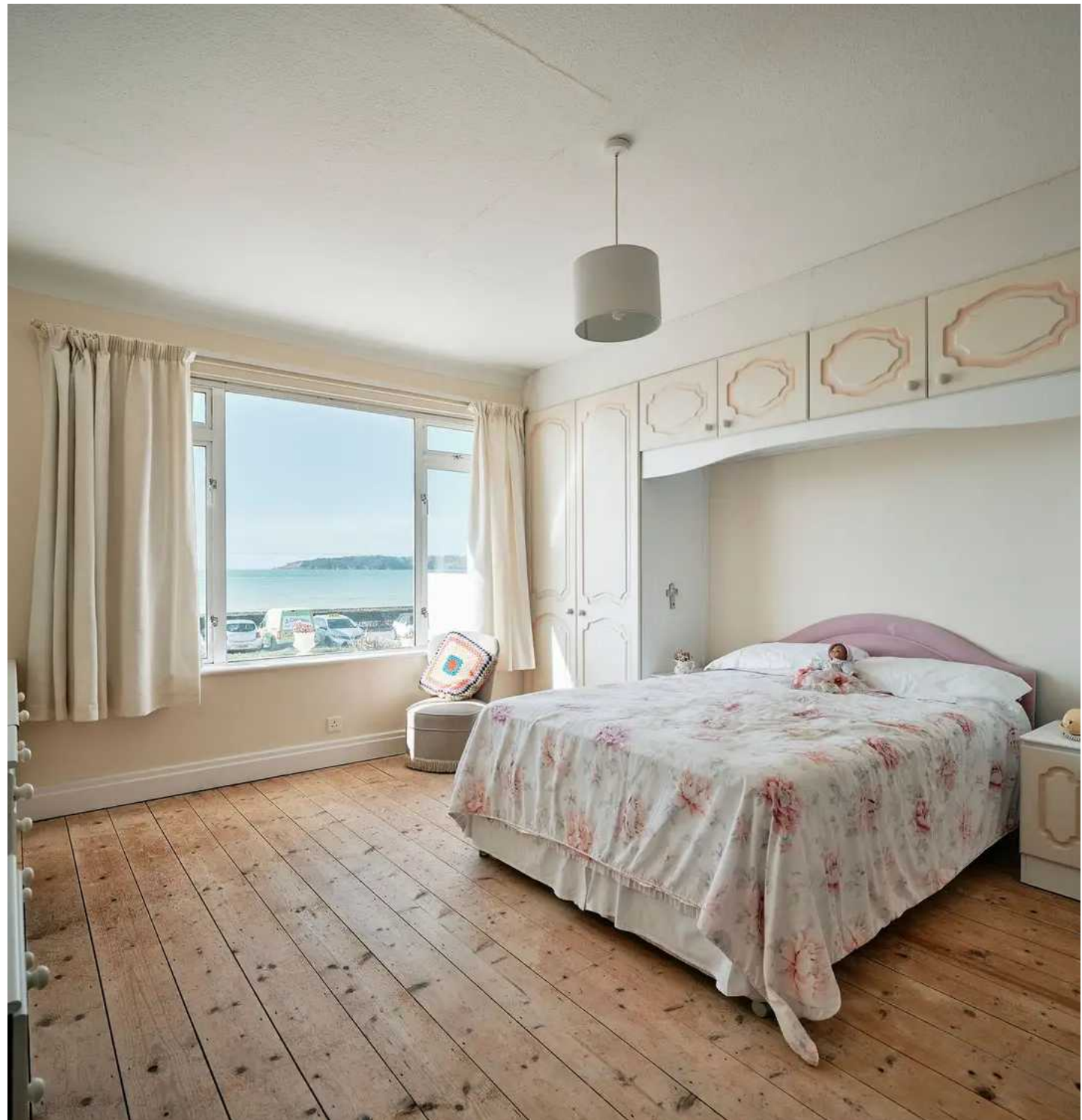


## Chanson De La Mer, 12a Victoria Avenue, St Helier

Semi-detached south coast bungalow on the market for the first time in twenty seven years, offering gorgeous panoramic sea views over the whole of St Aubin's Bay. Much loved three double bedroom home with 1,280 sq ft of bright accommodation arranged over two floors. With two good size double bedrooms at ground floor level and a house bathroom. There is a third bedroom occupying the whole of the first floor with ensuite bathroom and eaves storage, plus more amazing views! Spacious living room diner with huge picture window. Separate well equipped kitchen with plenty of storage.

Outside is a south facing low maintenance garden with elevated terrace, the perfect place to relax on a sunny day and enjoy those impressive sea views! Additional paved patio area to the front. Two single garages. Fantastic convenient location, on one of the most regular bus routes and only a short stroll to St Helier or St Aubin.

Broadlands are delighted to have been appointed the vendors sole agent for this delightful south coast property and an early viewing is highly recommended.





### **Living**

Spacious living room diner with plenty of room for large sofas and dining table. Large picture window overlooking the garden and the whole of St Aubins Bay, Elizabeth Castle and across to Noirmont point. Separate kitchen with oak units, work tops and plenty of storage.

### **Sleeping**

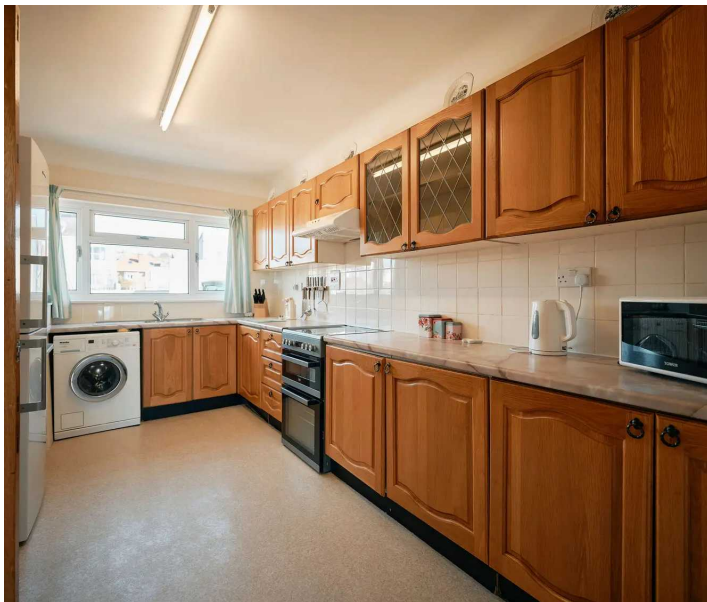
Three good size double bedrooms, two bathrooms (one ensuite). Great sea views from two bedrooms.

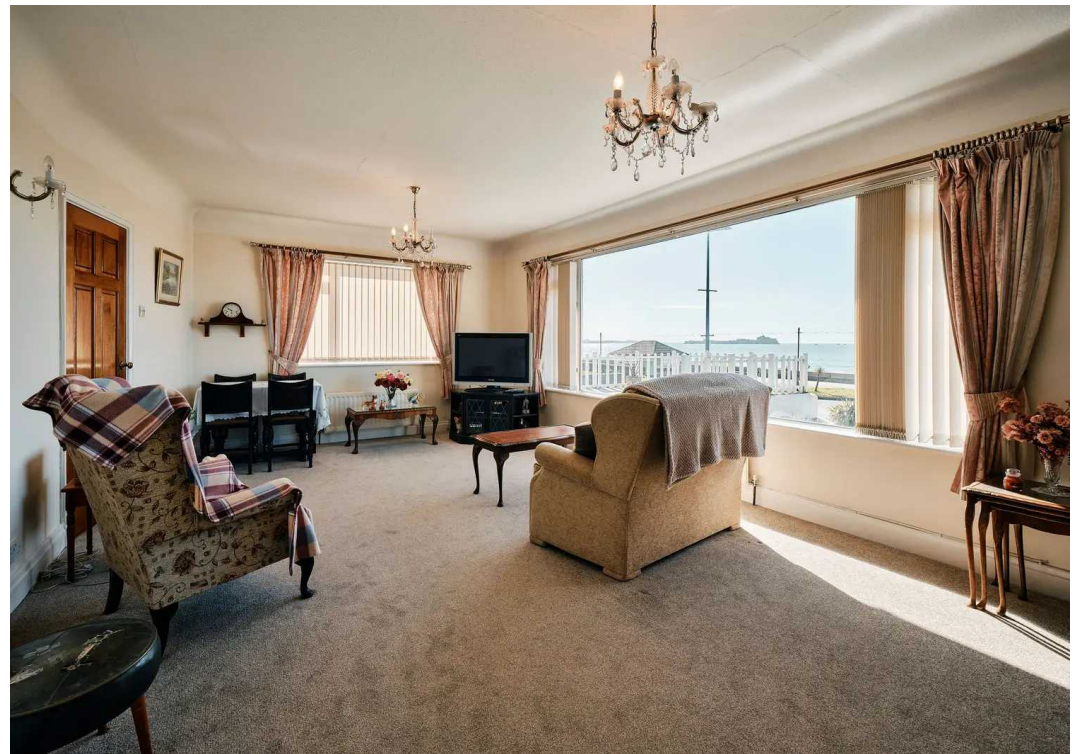
### **Outside**

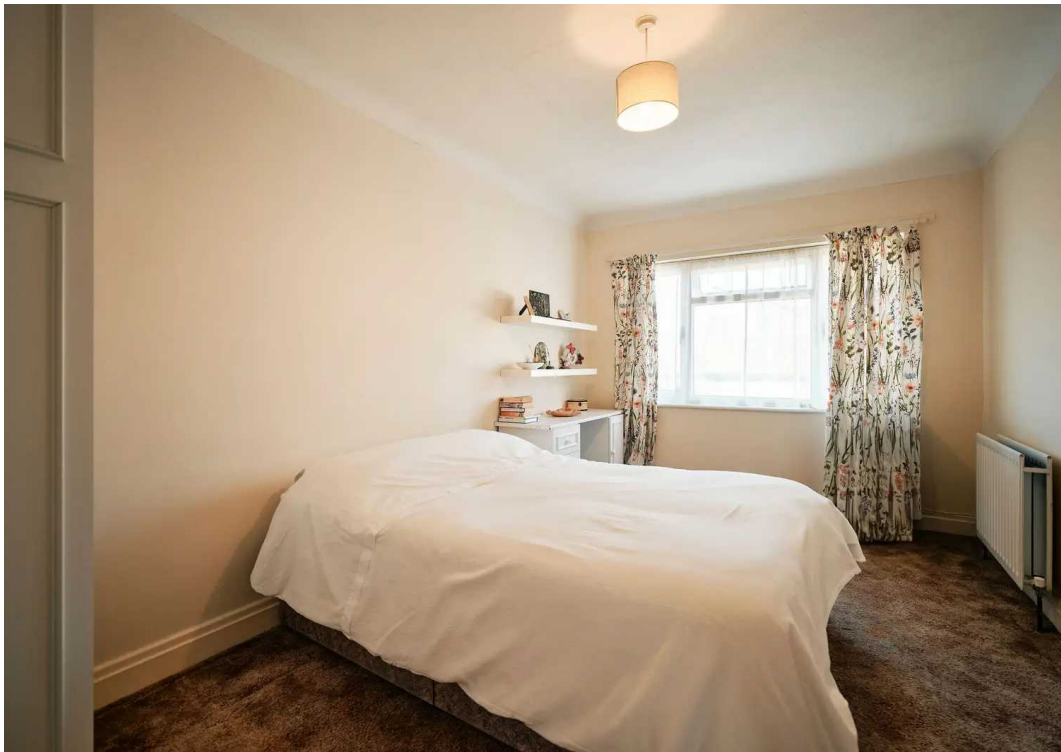
South facing low maintenance garden with patio, large raised terrace, artificial turf and rockery overlooking St Aubins bay. Small front patio. Two single garages (either side of the property, one used for storage / workshop).

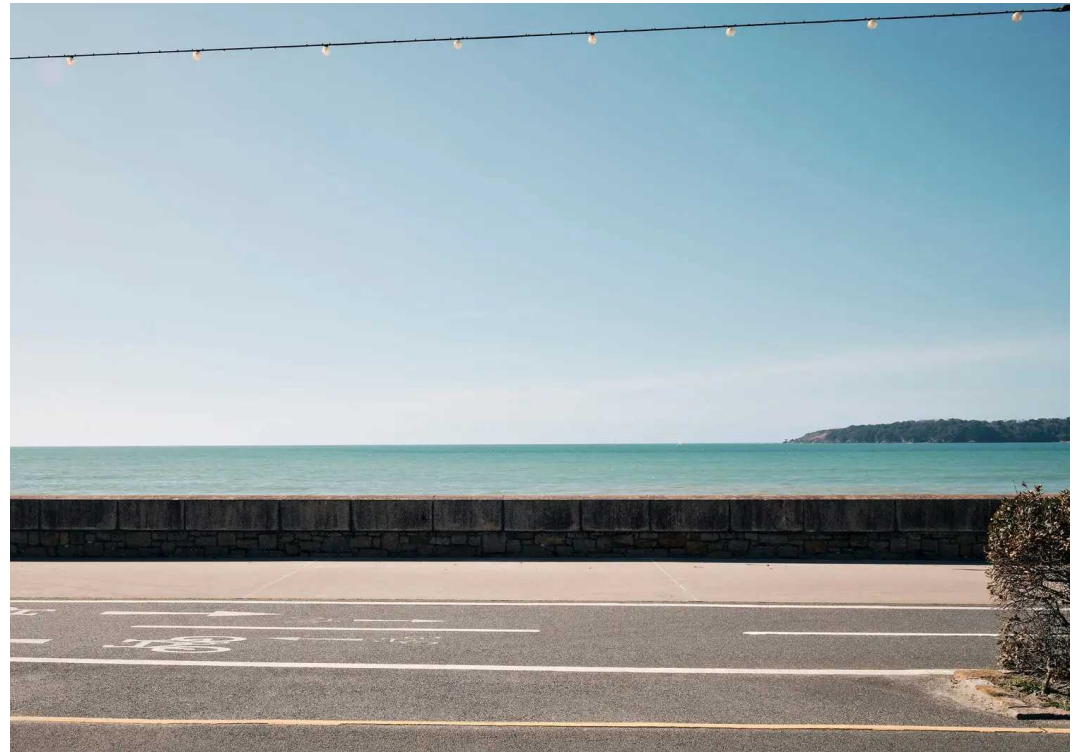
### **Services**

All mains (no gas). Oil fired central heating. Fully double glazed. Insulated loft space. New carpets and redecorated 1st floor 2024. Additional parking available opposite in layby number 6 which is free between Oct 1st until March 31st. Thereafter a half price season ticket can be purchased for £78.33 pcm or £39.17 pcm for an eco-friendly ticket.



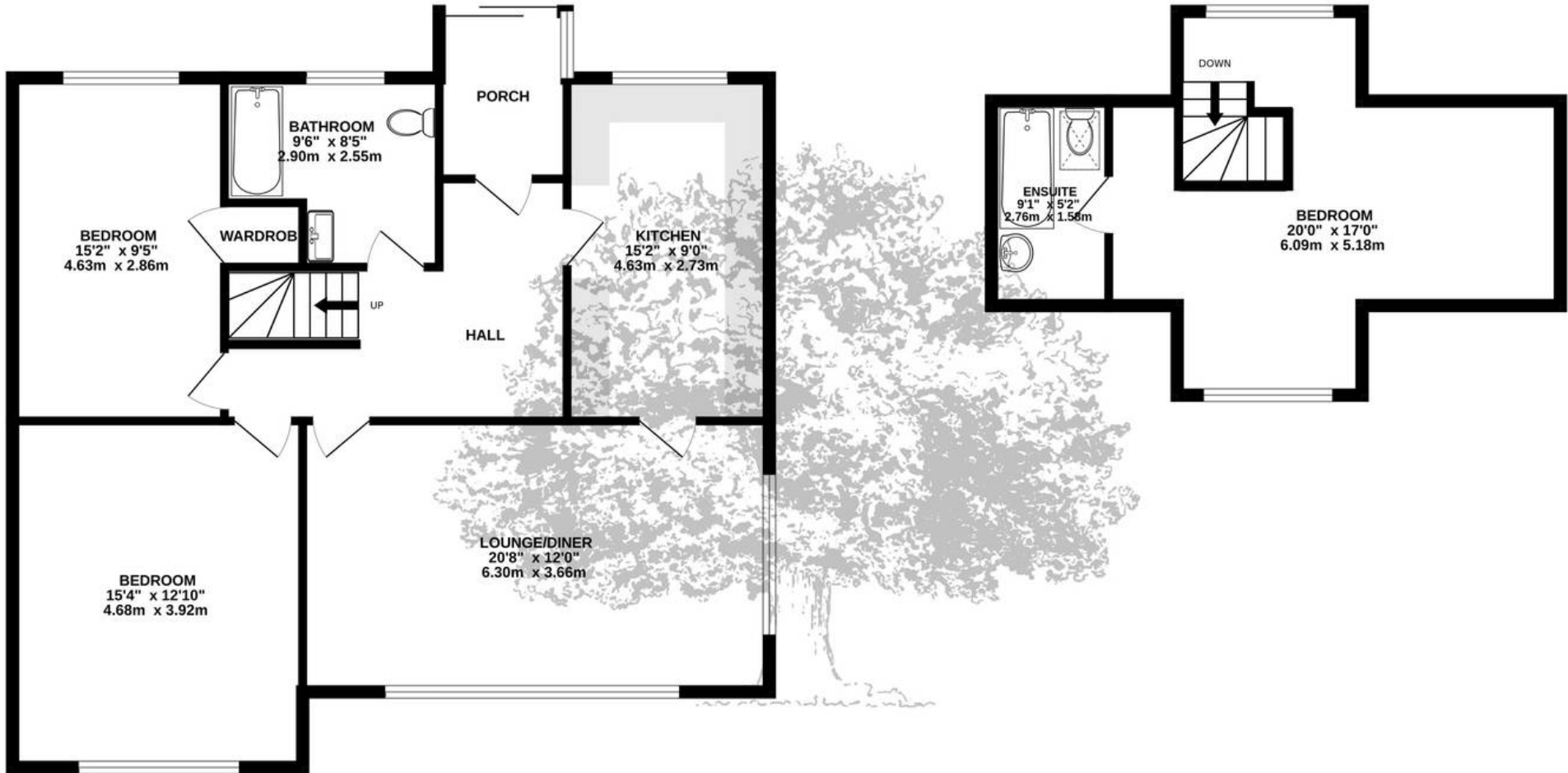






GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280sq.ft. (118.9 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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