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**1 Alma Gardens, Victoria Avenue, St Helier**

**BROADLANDS**

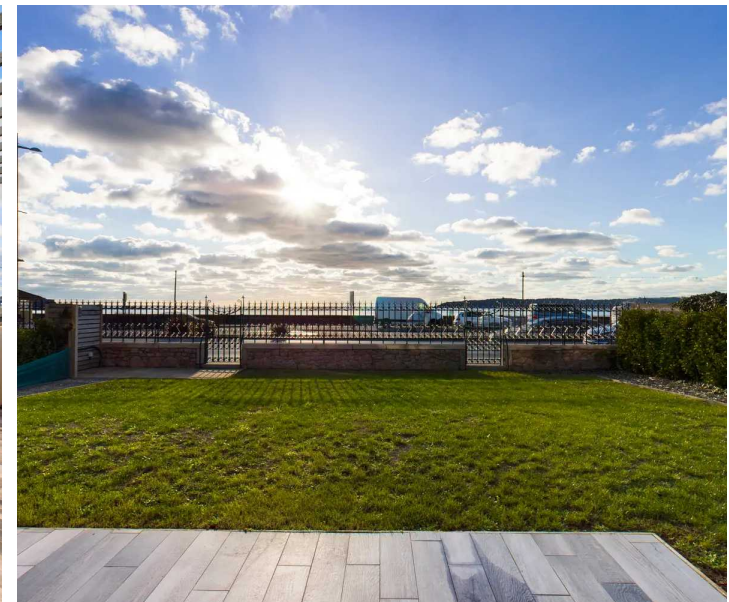
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# 1 Alma Gardens, Victoria Avenue

, St Helier

Highly convenient location with easy access to the beach, St Helier, and all amenities.

- Brand new detached house
- Contemporary, modern design
- Overlooking St Aubin's Bay
- 4 Double bedrooms, 4 bathrooms
- Large living room and separate eat in kitchen
- Garden, terracing, and balconies
- Sea views
- 3 Parking spaces
- Contact Harry Trower [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)



# 1 Alma Gardens, Victoria Avenue

, St Helier

This brand new 4-bedroom detached house combines modern design with views overlooking St Aubin's Bay. Featuring a contemporary layout, this property offers spacious living areas, including a large living room and a separate eat-in kitchen perfect for entertaining. The 4 double bedrooms and 4 bathrooms for added comfort and convenience.

Wake up and enjoy stunning sea views from the garden, terracing, and balconies. With three parking spaces available, you'll never have to worry about finding parking again.

Don't miss out on the opportunity to make this house your own and experience the ultimate in modern luxury living.





### **Living**

Ample living space with a large, modern eat-in kitchen, separate lounge and also a cinema room on the lower ground floor. This can double as an additional 5th bedroom if needed.

### **Sleeping**

4 Double bedrooms with 2 bedroom suites that have private terraces. The additional bedrooms are serviced by a house bathroom. The cinema room on the lower ground floor can be a 5th bedroom if needed.

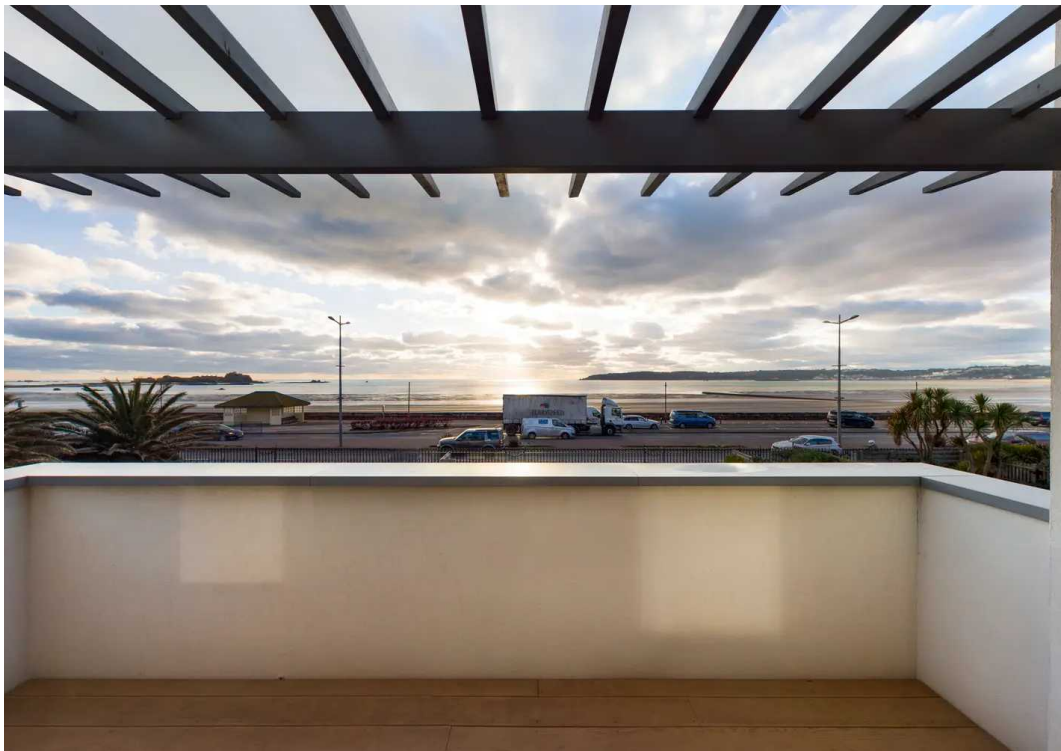
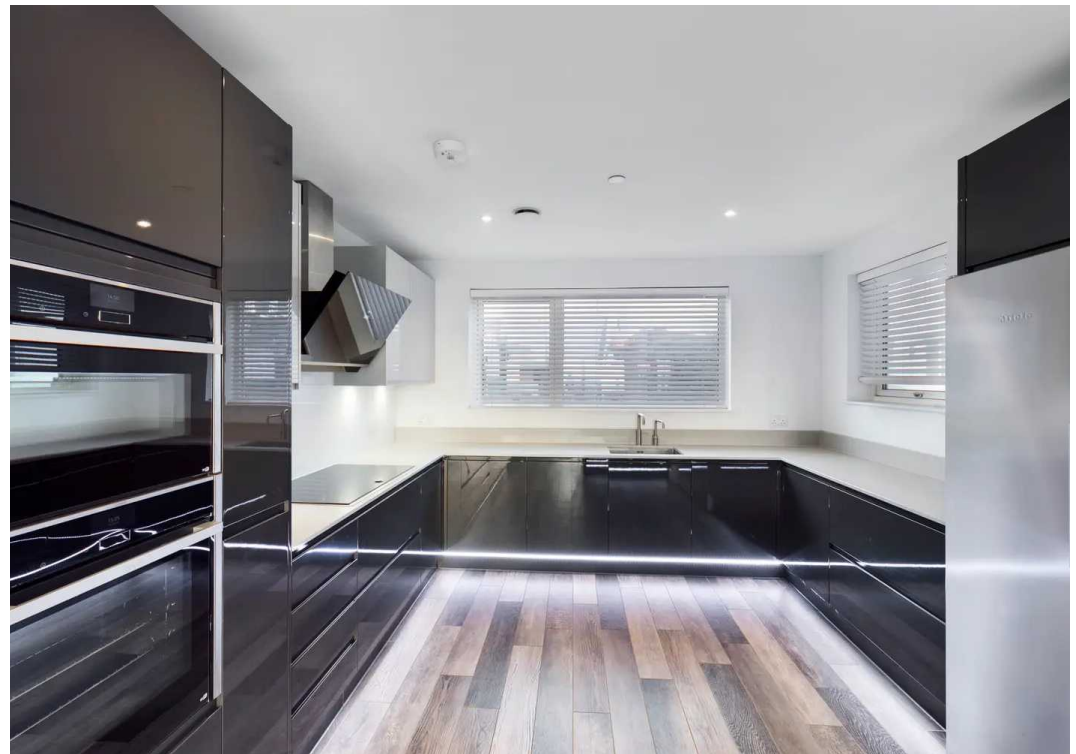
### **Outside**

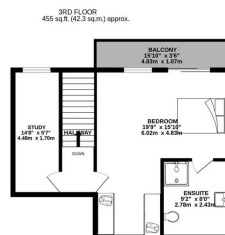
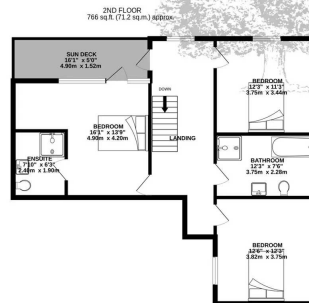
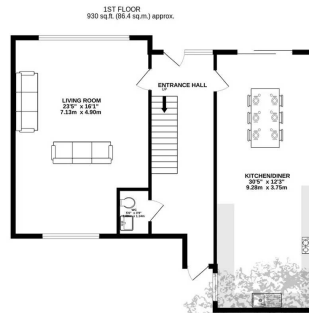
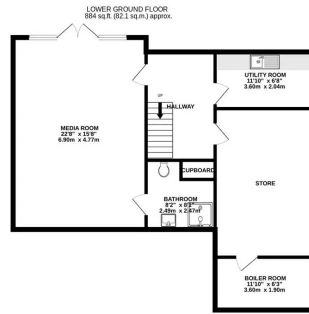
South facing garden and additional terracing from bedrooms on the first floor and the second floor. Decking out from the kitchen.

### **Services**

Mains water Mains drains Full electric under floor wet central heating installation plus mechanical heat recovery installation



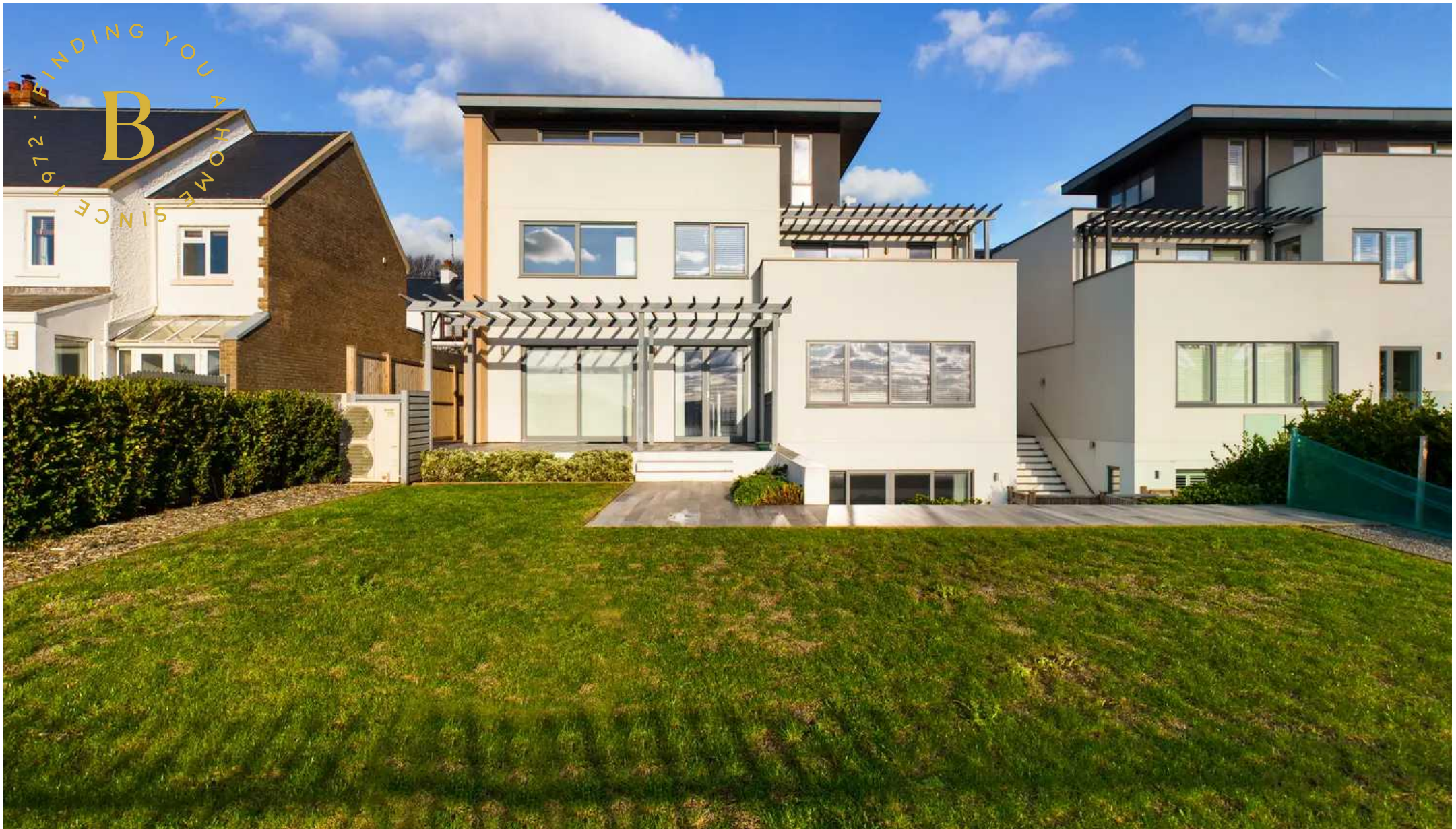




TOTAL FLOOR AREA : 3035 sq.ft. (282.0 sq.m.) approx.

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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