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A HOME SINCE



4 Prospect Terrace, La Route De St. Aubin, St. Helier  
£510,000

**BROADLANDS**  
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## 4 Prospect Terrace, La Route De St. Aubin, St.Helier

Heading west along St Aubins inner road, Prospect Terrace is approx. 100mts on the LHS before The Mansell Collection.

- Three bedroom mid terraced house near first tower
- Great potential - In need of modernisation
- Two bathrooms
- Separate kitchen diner
- South facing terrace
- Large south facing patio garden
- Accommodation spread out over three floors
- On frequent bus route
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## 4 Prospect Terrace, La Route De St. Aubin, St.Helier

Three bedroom mid terraced house near first tower with south facing garden and terrace.

On the market for the first time in many years this spacious home is in need of some modernisation but offers huge potential. Generous bright accommodation spread across three floors briefly consisting of; Large living room with feature fireplace, separate kitchen diner, three good size double bedrooms and two bathrooms plus study. Although no parking is available with this property the location is super convenient and is located beside a very frequent bus route and close to the south coast with easy access to St Aubins bay. Contact Broadlands the vendors sole agents to arrange a viewing today.





### Living

Ground floor with good size living room leads to separate eat-in kitchen with door to large terrace. Basement with 2nd reception, study and bedroom three, kitchen and shower room, doors to large south facing garden.

### Sleeping

Two good size double bedrooms to the 1st floor plus house bathroom. The primary bedroom offers distant sea views across St Aubins bay towards Noirmont. Third double bedroom to the basement plus shower room.

### Outside

Good size south facing patio garden. South facing terrace accessed from main house kitchen and also via stairs from garden offering a distant sea view across St Aubins bay towards Noirmont. There is no parking with this property but it is located close to a convenient frequent bus route and within easy walking distance of town.

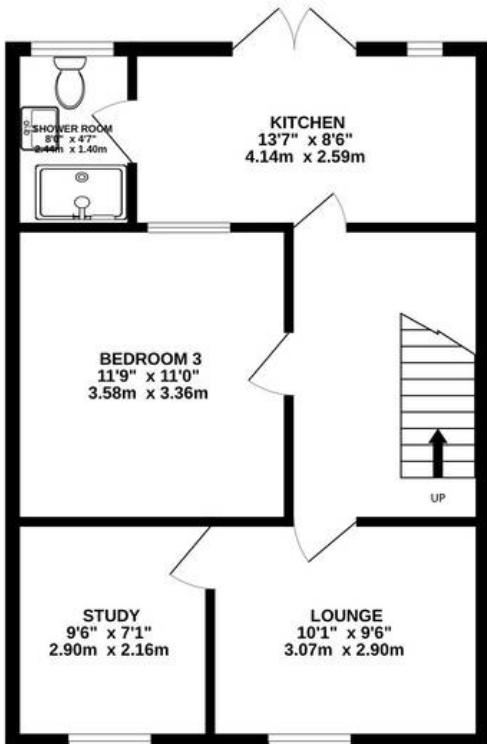
### Services

All mains services (no gas). Electric heating. Mostly sash single glazed windows to the front and double glazed UPVC to the rear.

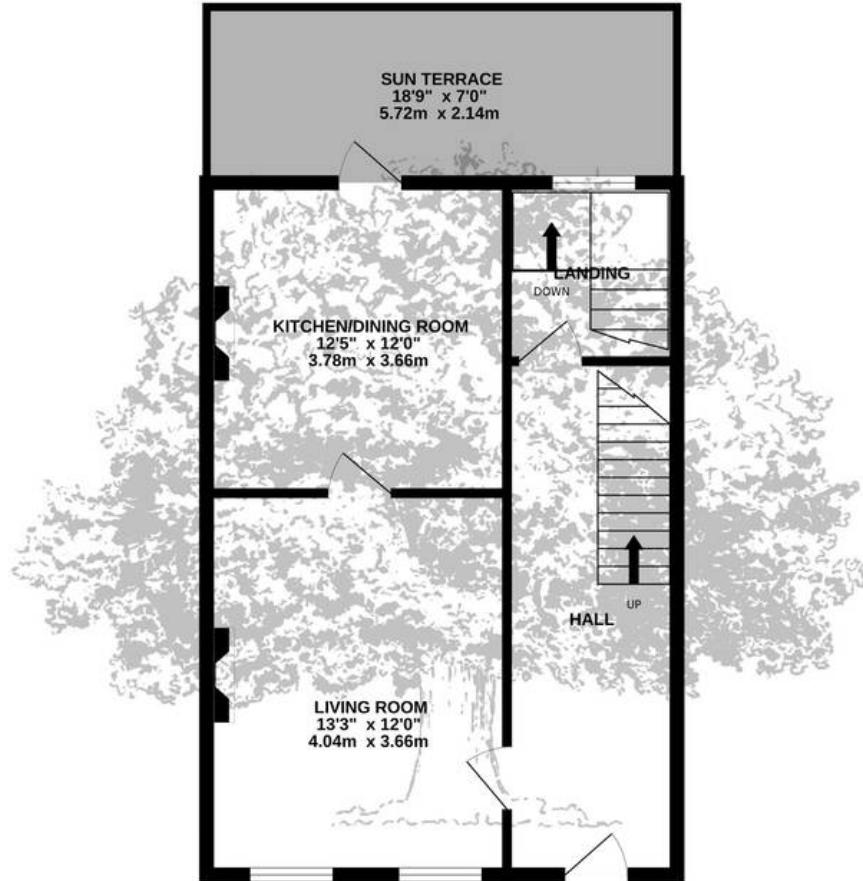




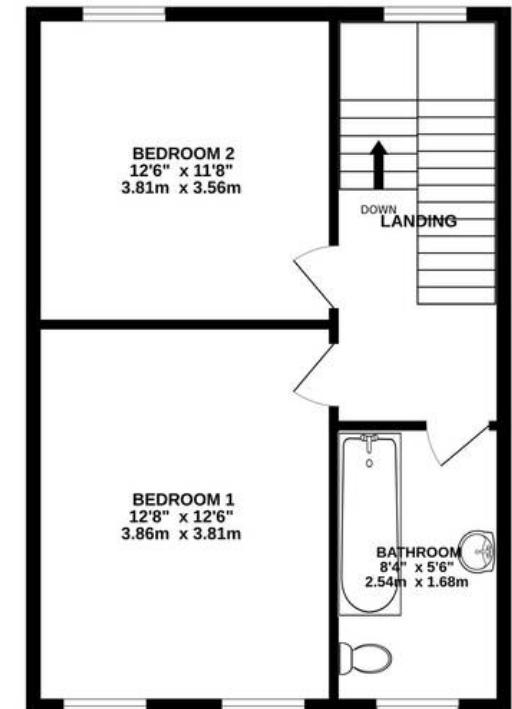
BASEMENT  
519 sq.ft. (48.2 sq.m.) approx.



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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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