



18a Clubley Estate St. Johns Road, St. Helier
£645,000

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18a Clubley Estate St. Johns Road

St. Helier, Jersey

- 2 Bedroom House with an additional unit
- Versatile Property - Option for a second unit
- Superbly modernized throughout
- Sunny paved patio garden
- Two parking spaces
- Stunning Kitchen Breakfast room
- 2 receptions 2 bathrooms and utility room
- No onward chain
- Call Doug on 07700702585 or doug@broadlandsjersey.com



18a Clubley Estate St. Johns Road

St. Helier, Jersey

This extremely versatile 2/3 bedroom home is ready and waiting for its next family. The property consists of a two bedroom house with an additional unit underneath which can just be integrated however you wish. The property offers fantastic living space and with a new, beautifully designed, fully fitted kitchen breakfast room you won't want to leave! From the ground floor the property comprises of a large reception room/ bedroom 3, utility room/kitchenette and shower room. On the first floor you have a large lounge/diner and new kitchen breakfast room. While on the second floor you have 2 bedrooms and the house bathroom.

There is a secure and sunny rear paved low maintenance garden. The property has two parking spaces on the front drive. Situated on the outskirts of St Helier with a good selection of schools, all situated within walking distance of the property. Just 15 minutes walk takes you into the town center and on a good bus route. This could be the family home you've been searching for.





Ground floor unit

Large versatile room, utility room/kitchenette, bathroom.

Living

Large lounge/diner, modern new kitchen/breakfast room with full range of integrated appliances.

Sleeping

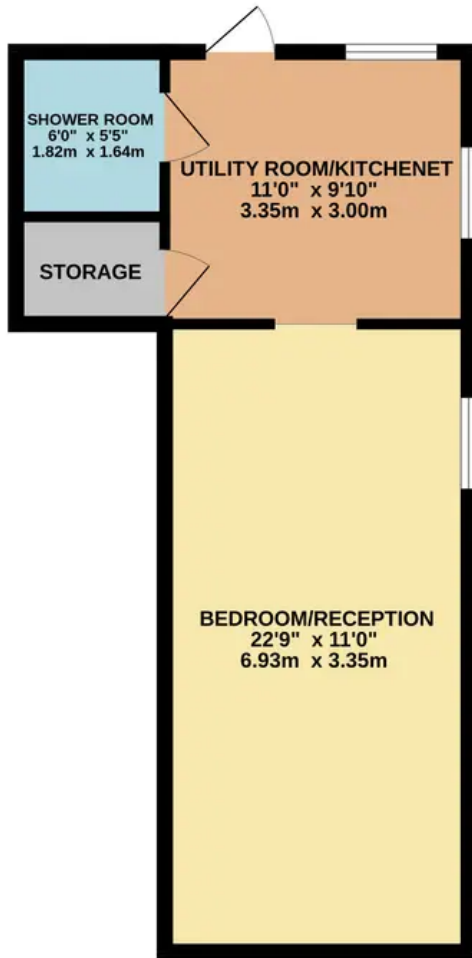
Two bedrooms and house bathroom.

Services

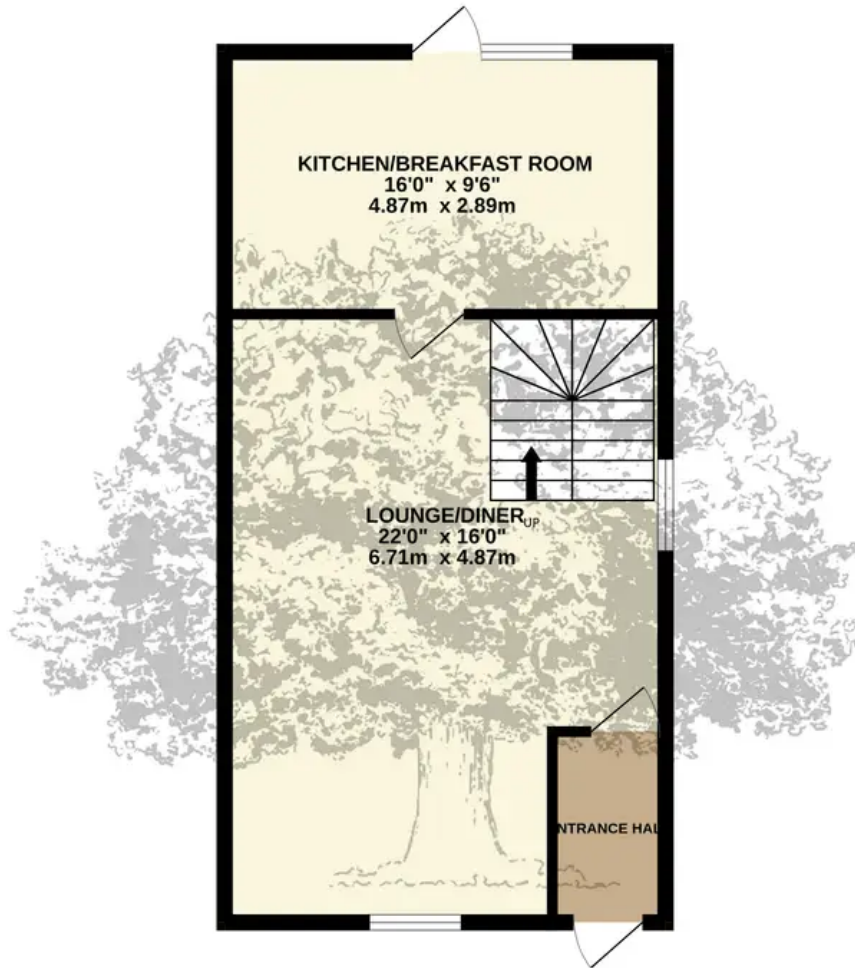
All main services, oil fired central heating.



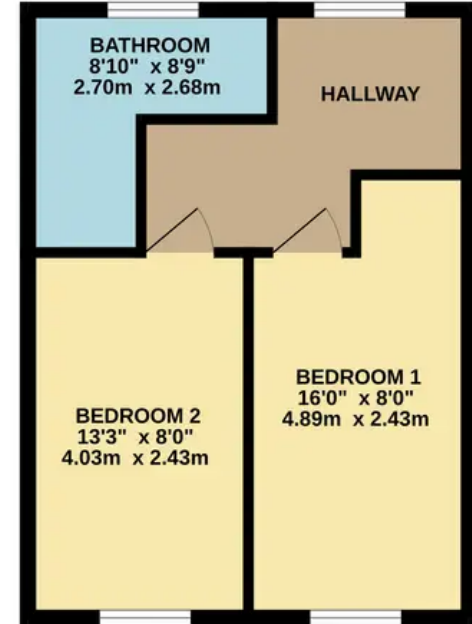
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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