



## 1 Sunnyside Villas, Albert Road, St Saviour

Asking £465,000

# BROADLANDS

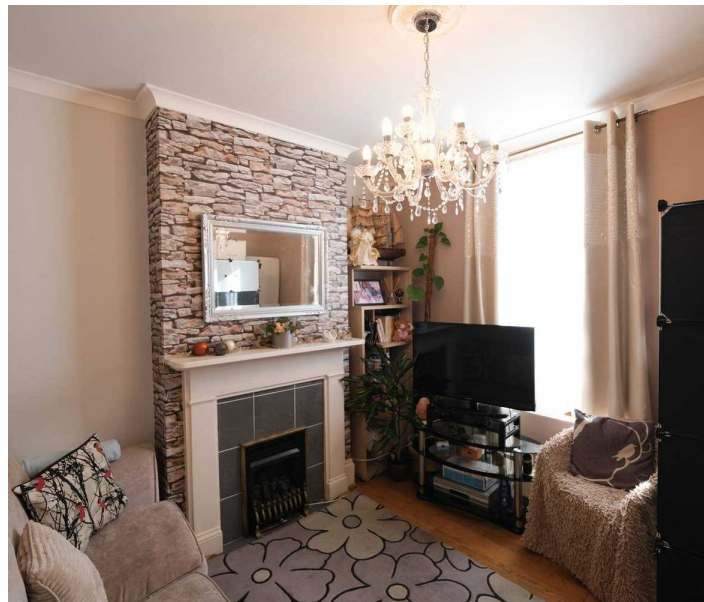
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# 1 Sunnyside Villas, Albert Road

- Charming starter home or downsize
- Living room with feature fireplace
- Fully fitted eat in kitchen
- Utility
- Two double bedrooms
- Spacious loft currently used as a third bedroom
- Great alternative to a flat
- Walk to town, beach and major supermarkets
- Two hour parking zone directly outside
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



# 1 Sunnyside Villas, Albert Road

This delightful 2/3 bedroom house is an ideal starter home or downsize, and a great alternative to a flat.

The accommodation comprises entrance hall, cosy living room - enhanced by a feature fireplace - fully fitted eat-in kitchen, separate utility, two generously sized double bedrooms, shower room, spacious loft conversion and covered rear patio.

The loft has been converted for use as a third bedroom accessed by stairs from the first floor landing.

Conveniently located within walking distance to town, the beach, two major supermarkets, chemist, doctor's surgery and tennis courts.







### Living

Entrance hall with stairs to first floor. Living room with high ceiling and picture window to front. Feature fireplace currently power by gas but easily restored to open fire if required.

Eat-in kitchen with fitted units and integrated appliances including oven, hob, extractor and American fridge/freezer. Plenty of space for a dining table and chairs. Separate utility with washing machine and dishwasher.

### Sleeping

Main double bedroom with fitted wardrobes along one wall and two windows to front. Second double bedroom with window to rear. A loft conversion allows for the top floor to be used as a third bedroom or study. Shower room.

### Outside

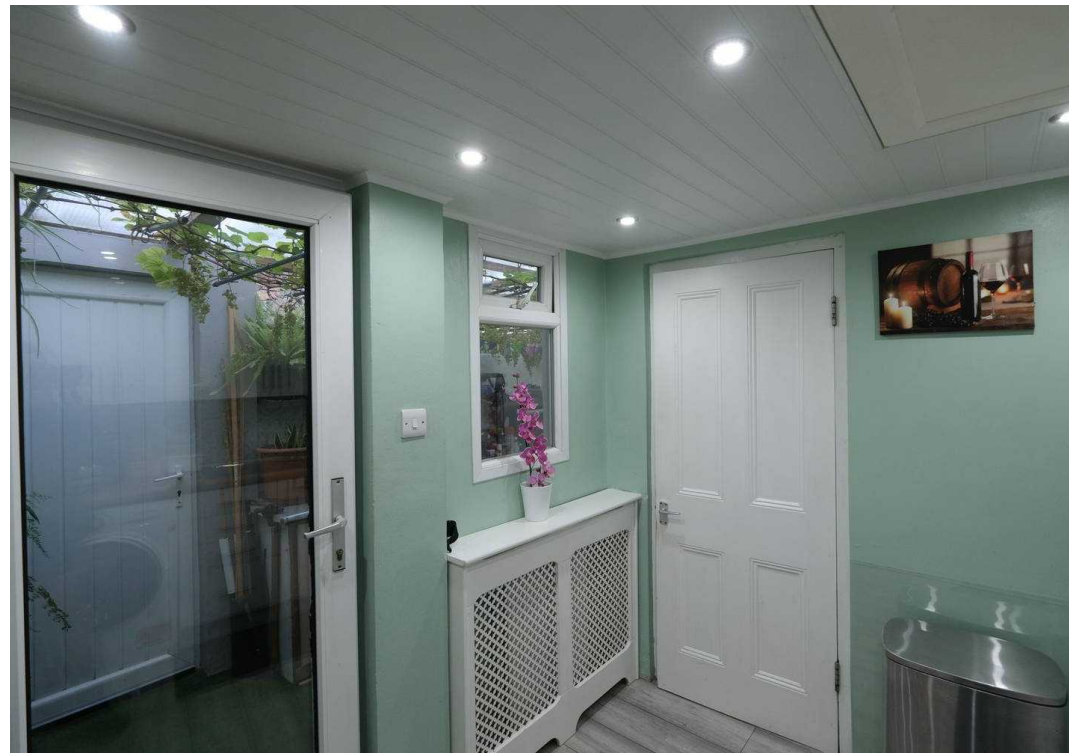
An area to rear currently covered with Perspex roof and established grape vine could be opened up to provide outside space if required. Two hour disc parking is available directly outside the front door.

### Services

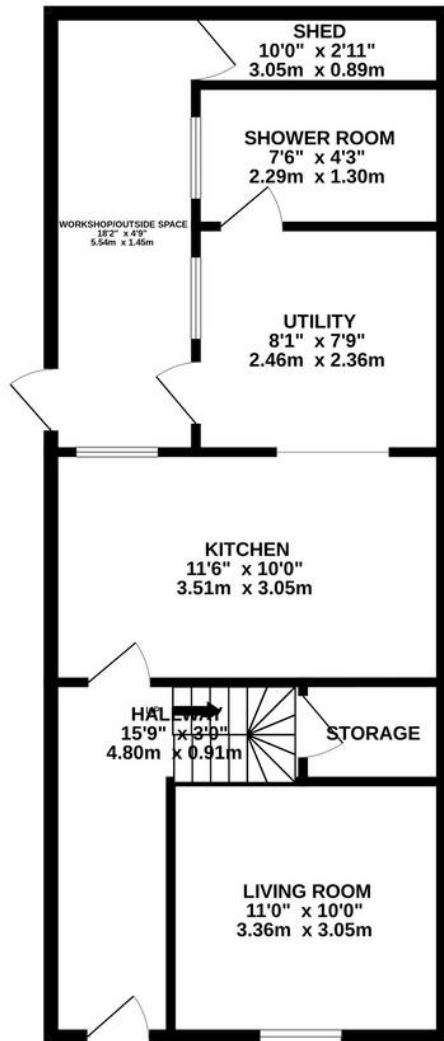
All mains. Gas central heating.



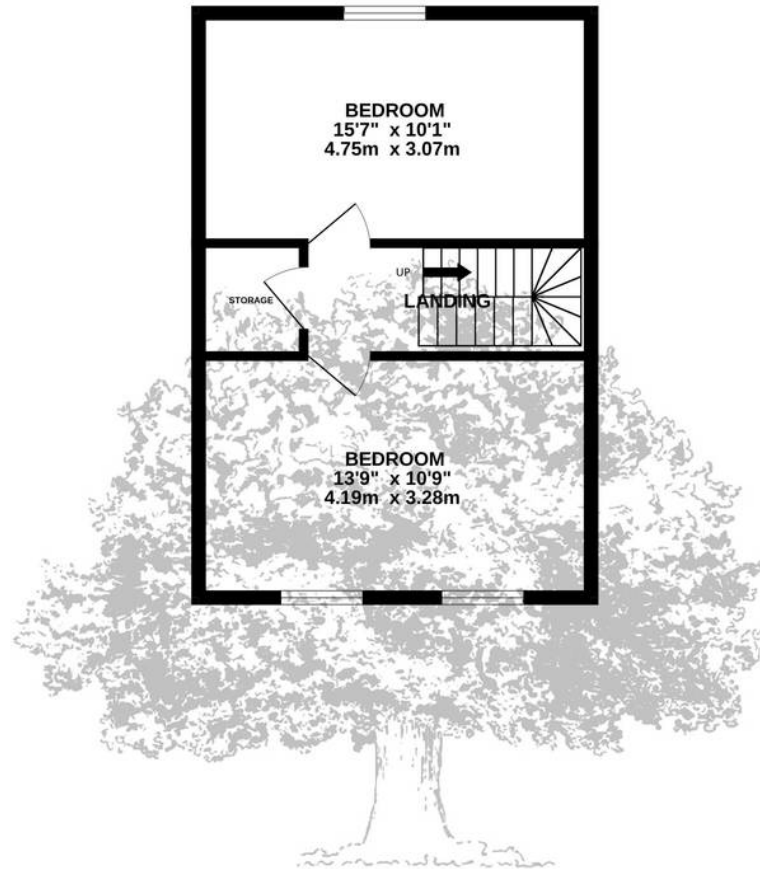




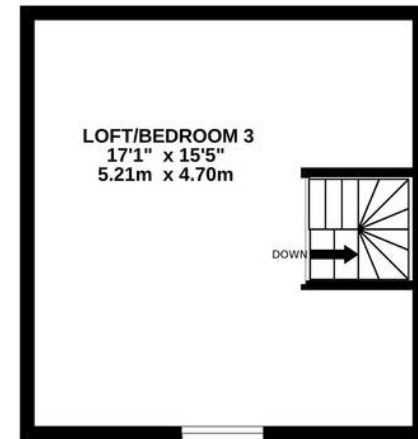
GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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