



**Talika, 8 Sunshine Terrace Bagatelle Road**

Guide Price **£699,000**

**BROADLANDS**

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# Talika

8 Sunshine Terrace Bagatelle Road, Jersey

- Stylish 3 bedroom family home
- Landscaped rear sunny garden
- Three reception rooms
- Three bedrooms and one bathroom
- Two off-road parking spaces
- Opportunity to convert the loft
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## Talika

8 Sunshine Terrace Bagatelle Road, Jersey

This immaculate three-bedroom family home has been tastefully and carefully refurbished by the current owners, offering a perfect blend of modern comfort and charming features. The property boasts a welcoming lounge with a granite feature fireplace and a generous snug area, elegantly separated by new custom-fitted sliding doors leading into a spacious dining room. The fully fitted kitchen and cloakroom provide direct access to a low-maintenance, sunny, enclosed paved garden, ideal for al fresco dining and entertaining, with a large wooden chalet for additional storage or relaxation space. There is excellent potential to extend into the loft (subject to planning approval), further enhancing this lovely home. The property benefits from two off-road parking spaces at the front and is conveniently located close to primary and secondary schools, shops, supermarkets, Grainville playing fields, a popular bus route, and just minutes from town. This home is perfect for those seeking style, comfort, and convenience in a family-friendly location.





### **Living**

Wonderfully appointed with 3 reception rooms across the ground floor, there is a welcome porch for jackets and shoes, followed by a WC, living room, snug, dining room and fitted kitchen opening onto the garden.

### **Sleeping**

All bedrooms are on the first floor and feature two large double bedrooms with wardrobes and a third single bedroom with built in wardrobes. Stylish house bathroom with three piece suite.

### **Services**

All mains excluding gas. Mains drains. Fully double glazed throughout. Oil fired central heating installed. In the last two years the following updates have been made to the property; Both bathroom and cloakroom are brand new, finished to a high specification. New flooring and custom fitted black sliding doors in the lounge. New front door and external rendering. New fitted carpets and wardrobes to Bedroom 3. Additionally ; There is a large loft and the neighbouring properties have utilised this by creating an additional double bedroom and bathroom, subject to permissions.

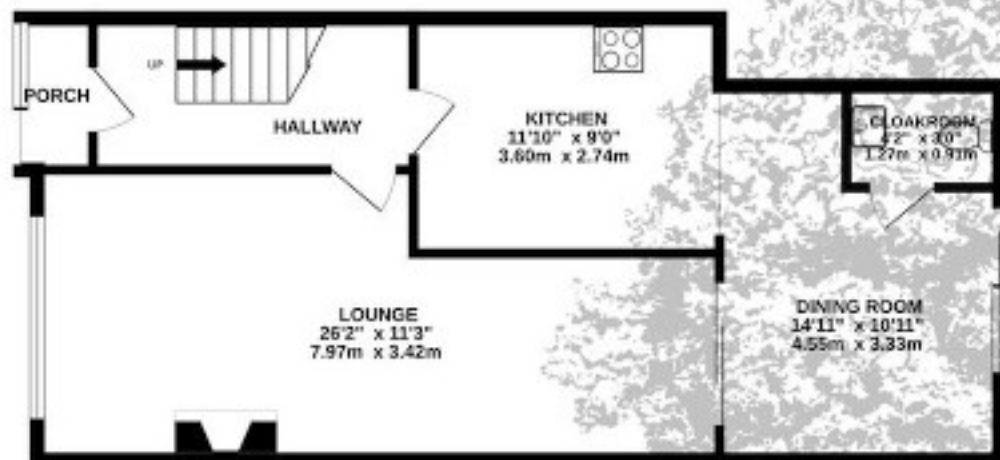
### **Outside**

Secure and private rear garden, mainly laid to patio for alfresco living, with mature planter beds and garden chalet at end of garden

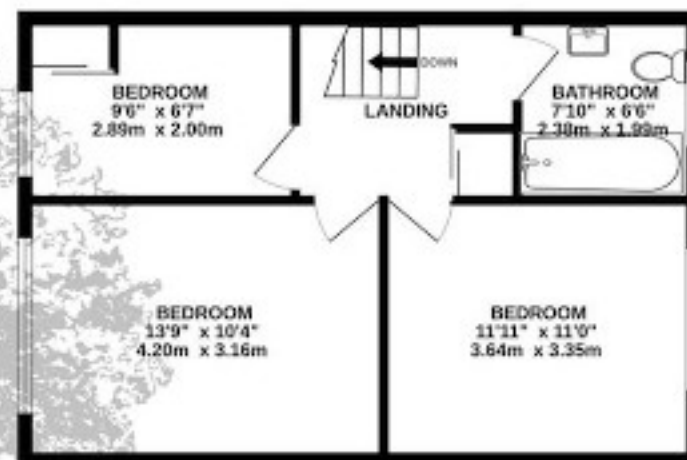




GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1026sq.ft. (95.3 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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