



La Marotte 22 Regent Road, St Helier
£1,350,000

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La Marotte 22 Regent Road

St Helier, Jersey

- Early 19th century Townhouse retaining many original features, occupying a large plot on quiet St Helier lane
- Over 3,000 sq ft of accommodation with ability for further development
- Large private walled garden area with storeroom, garden unit with thatched roof and a double garage
- Five large double bedrooms, four large reception rooms, 3 bathrooms
- In need of full renovation
- Sea views from top floor bedrooms
- Grade 3 listed
- Tremendous potential
- Sole agent
- Contact Mark on 07797 832763 or mark@broadlandsjersey.com



La Marotte 22 Regent Road

St Helier, Jersey

A unique 19th century 5-bedroom townhouse, retaining many original features, on a quiet historic lane in St Helier with over 3,000 sq ft of accommodation. The property sits on a large plot with potential for further development.

Set within a granite walled garden which includes a recently built storeroom and a charming, thatched roof, garden unit.

In need of a full renovation, this Grade 3 listed townhouse features five large double bedrooms, alongside four spacious reception rooms, with the top floor bedrooms of the property offering South East coastal views.

The property also has a double garage.

With tremendous potential, this property presents an exciting opportunity for those seeking a unique project in a peaceful but convenient location.

Acting as the sole agent for this listing, please do not hesitate to contact Mark on 07797 832763 or via email at mark@broadlandsjersey.com to arrange a viewing or discuss further details.





Living

On the ground floor there are two lounges, one reception room, one dining room and one kitchen / diner. There is also a utility room, house toilet, double garage and courtyard with additional toilet building.

Sleeping

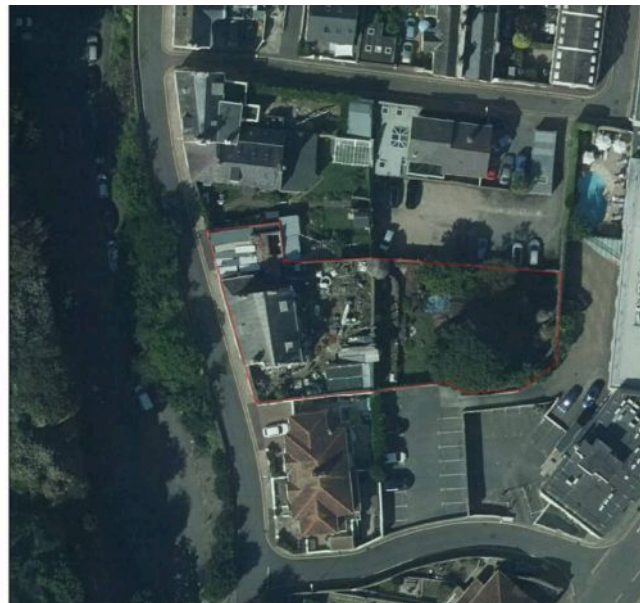
On the first floor are three large double bedrooms, two of which are en-suite. On the second floor there are 2 large double bedrooms, one of which is en-suite. Both bedrooms have South-East facing sea views.

Outside

A large garden over 3,500 sq foot, set on upper and lower levels, which includes a newly built storage unit and a charming thatched roofed garden unit. An open courtyard with existing toilet building and hallway could be utilised in a number of different ways. The property also has a double garage.

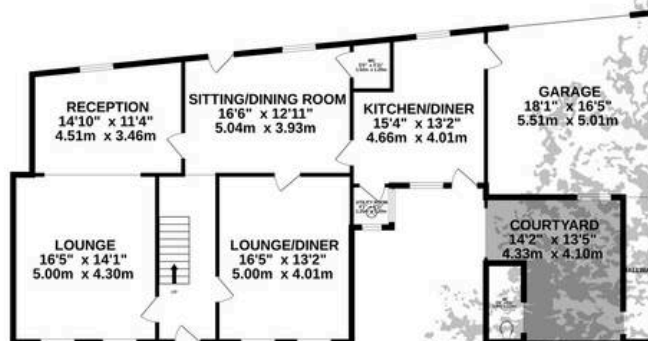
Services

All mains services. Oil fired central heating. Grade 3 listed

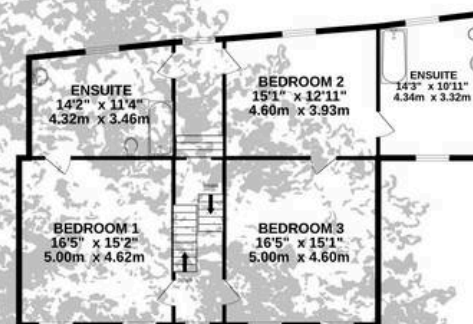




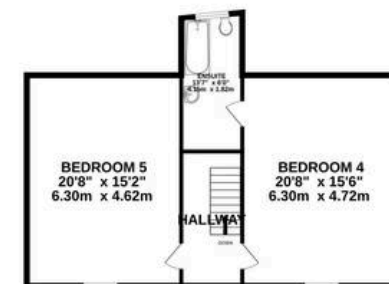
GROUND FLOOR
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



2ND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



STORE

TOTAL FLOOR AREA : 3451 sq.ft. (320.6 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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