



**Swanson House, 32 Seaton Place, St Helier**

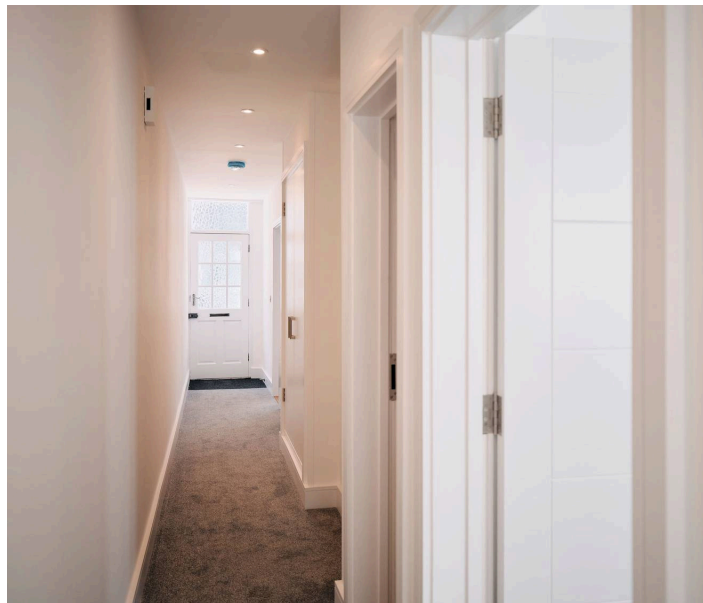
Asking **£655,000**

**BROADLANDS**

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## Swanson House, 32 Seaton Place, St Helier

- Contemporary townhouse
- Larger than first impressions suggest
- Versatile accommodation
- Open plan living room/kitchen
- 4 bedrooms (3 and a versatile study)
- 3 bath/shower rooms
- Totally upgraded and refurbished
- New roof, plumbing and electrics
- Designated parking
- Private garden
- A stones throw from the Waterfront and a short walk to the town centre
- Five minutes to the main bus station
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com





## Swanson House, 32 Seaton Place, St Helier

This versatile townhouse has been totally upgraded from top to bottom including new roof, electrics and plumbing.

The accommodation - over four floors - comprises living room/kitchen, study, cloakroom, three bedrooms and three bath/shower rooms. The house has a private garden and one designated parking space.

Ideally located a stone's throw from the Waterfront and a short walk from the town centre, the house is a five minute walk from the main bus station so the kids can travel to school easily, and family outings to any point on the Island served by the bus timetable are easily planned.





### **Living**

Entrance hall providing access to living room/ kitchen - with high and low level units and integrated Bosch appliances including double oven, hob, extractor, fridge/freezer, dishwasher and washing machine/dryer - study, and cloakroom. Door to garden and parking.

### **Sleeping**

Three bedrooms and three bath/shower rooms (one ensuite). Note the study could easily act as a fourth bedroom if required.

### **Outside**

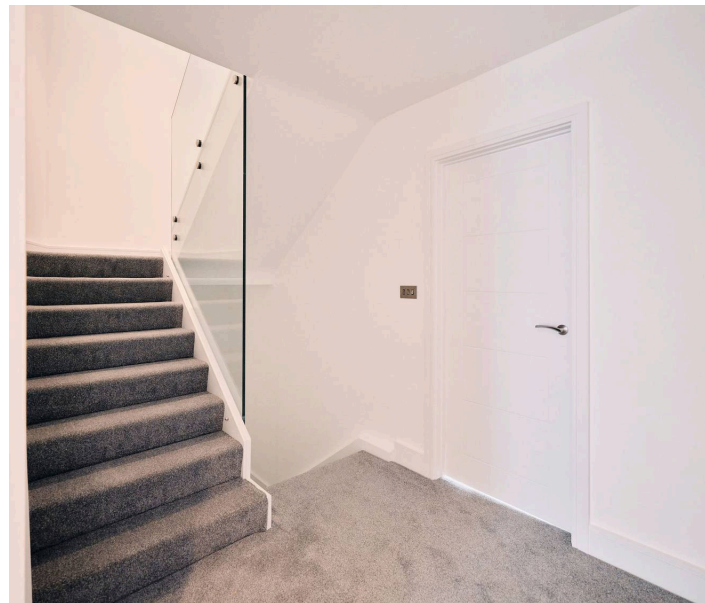
Enclosed garden to rear ideal for alfresco dining. Designated parking for one car.

### **Services**

All mains excluding gas. Electric heating.

### **Education**

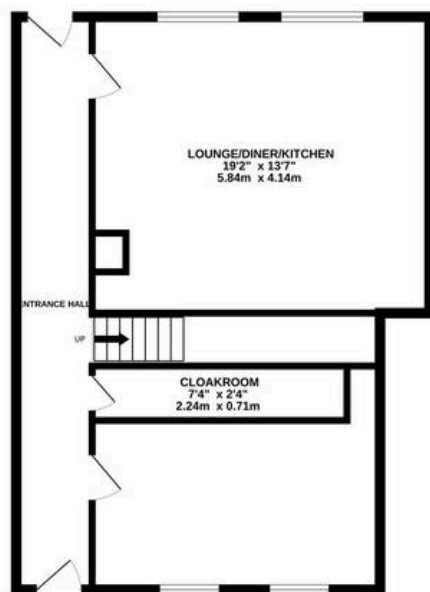
The house is in the catchment area for Rouge Bouillon primary and Haute Vallee secondary schools.



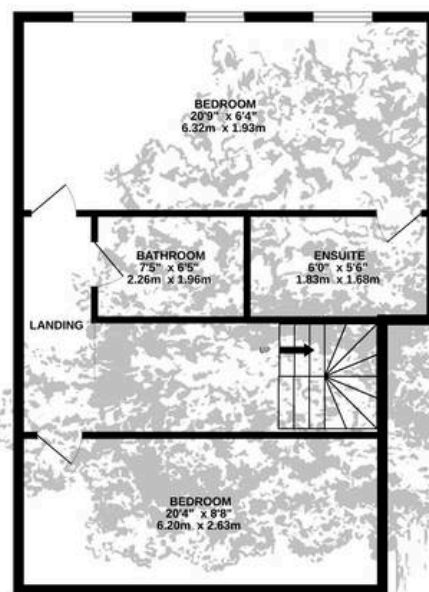




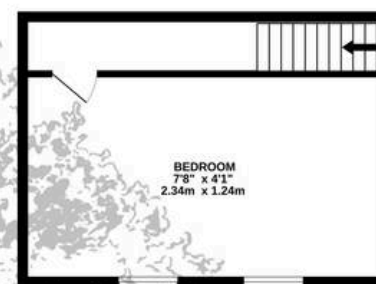
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



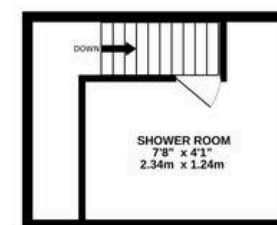
1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
190 sq.ft. (17.7 sq.m.) approx.



3RD FLOOR  
39 sq.ft. (3.6 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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