



**Apt 7, Sussex Gardens, Clarence Road, St. Helier**  
**£415,000**

**BROADLANDS**  
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# Apt 7, Sussex Gardens, Clarence Road

St. Helier

Sussex Gardens is at the bottom of College Hill on the LHS.

- Spacious 2nd floor purpose built apartment
- Two bedrooms two bathrooms (one ensuite)
- 24ft Lounge/Kitchen/Diner
- 40 sq mts of terrace & balcony
- Lift access
- Professionally managed and one of only twenty in the development
- Internally redecorated Aug 2025
- Large sunny communal gardens
- Designated covered parking space
- No onward chain
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## Apt 7, Sussex Gardens, Clarence Road

St. Helier

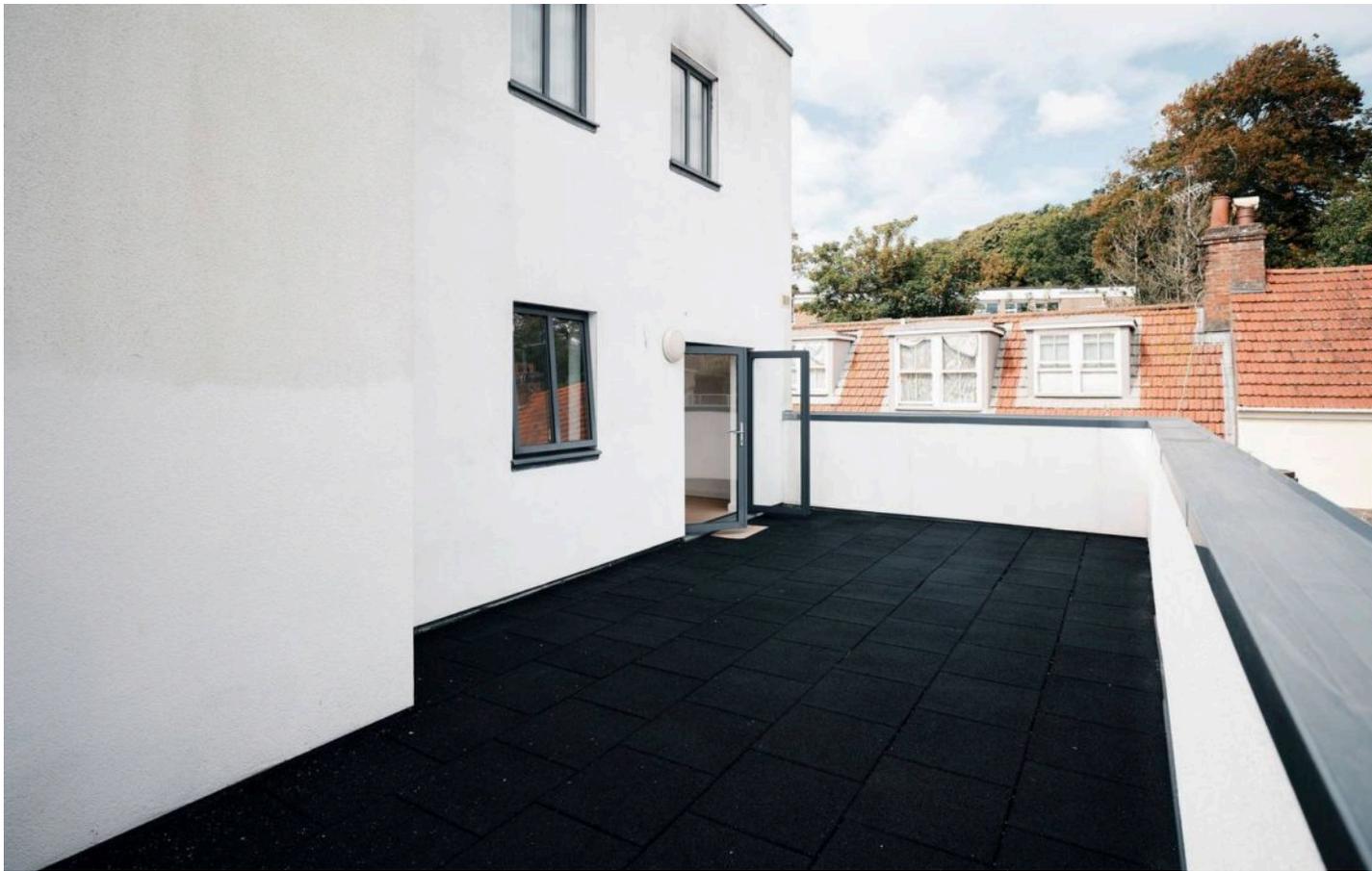
Spacious second floor two bedroom, two bathroom apartment set on a quiet residential road on the outskirts of St Helier, within easy reach of all town amenities.

This well maintained purpose built apartment shares an entrance with just one other. Enjoy lift access for convenience in this exclusive establishment of only twenty units. The property briefly comprises of an entrance hallway with fitted cupboard, 24ft open plan lounge diner and kitchen that is complete with a full range of integrated appliances. From the lounge there are sliding patio doors leading to the sunny west facing balcony. The primary bedroom suite opens to an impressive 34 sq mt private terrace, whilst the second bedroom is a large single and has use of the good size house bathroom.

The apartment comes with a designated undercover parking space and there is also the added benefit of the use of a well kept communal garden to the rear of the development, a perfect sheltered suntrap ideal for BBQs & relaxing.

This property would suit all purchasers from young professional looking for their first home, an investor or someone looking for a perfect downsize to a lock up and leave. Rarely do apartments at this level come with 40 sq mts of their own outside space! Offered in a ready to move in condition and with no onward chain. Contact the vendors sole agent to book your appointment today of this generous 729 sq ft apartment.



**Living**

Bright spacious well proportioned rooms throughout. Engineered flooring. Redecorated internally Aug 2025.

**Sleeping**

Two bedrooms, two bathrooms (one ensuite). Engineered flooring.

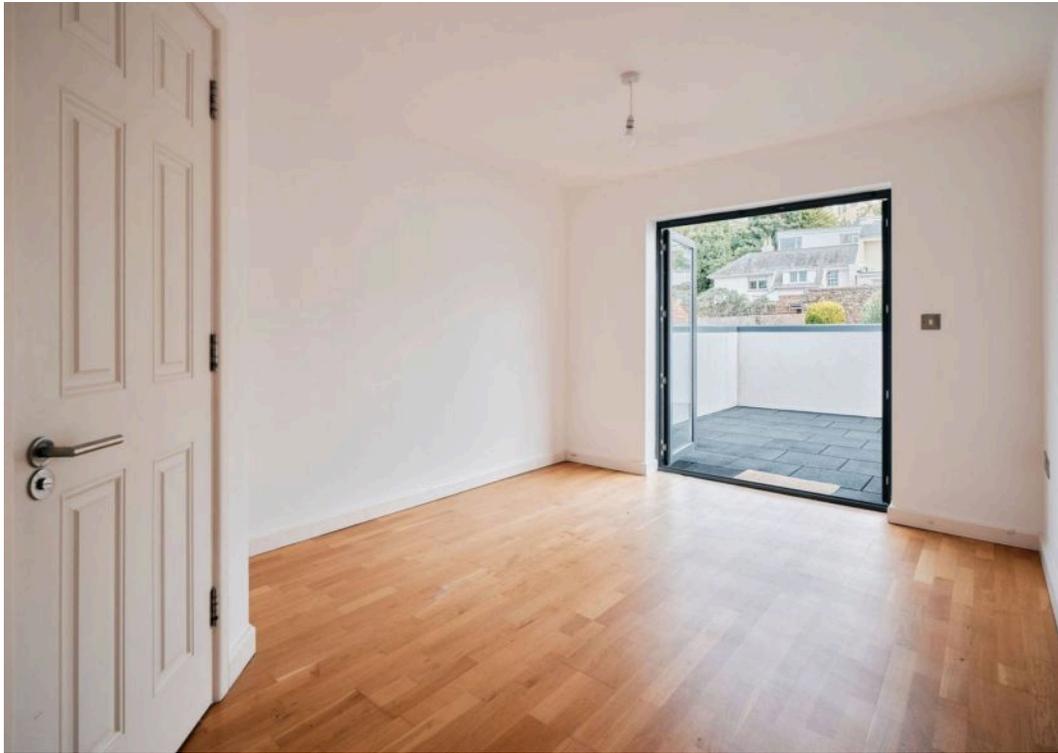
**Outside**

West facing balcony and huge rear terrace. Well maintained communal gardens.

**Services**

All mains (no gas). Fully double glazed. TV intercom access. New pressurised hot water cylinder 2025. Full electrical inspection carried out 2025. Wired smoke / fire alarms replaced 2025. Separate bin and glass store. Professionally managed by Maillaid & Co £270 pcm includes; building insurance, sinking fund, lift maintenance, gardening, cleaning & electricity to communal areas & parish rates. Pets by approval of the association.







2ND FLOOR APT  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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