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The Penthouse, 19 Bella Rocca, 3 Roussel Street, St.Helier  
£599,000

**BROADLANDS**  
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# The Penthouse, 19 Bella Rocca, 3 Roussel Street

St.Helier, Jersey

- 2 Bedroom 2 bathroom penthouse apartment
- Affordable option to change 890 sq ft room into an additional expansive living space
- Amazing size 1905 sq ft apartment, two generous size apartments put into one.
- 1 designated parking space with 2 visitor spaces and only a short walk to work
- Modern and recently built, luxurious living.
- Positioned on the outskirts of town in peaceful yet ultra convenient location
- Vaulted ceilings, light and airy throughout
- High specification finish, built with quality fittings throughout
- Third floor - Lift service to the second floor
- Purpose built - Concrete floors
- No onward chain
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



# The Penthouse, 19 Bella Rocca, 3 Roussel Street

St.Helier, Jersey

Built in 2023, this luxurious penthouse apartment offers over 1900 sq. ft. of versatile living space, which includes a very unique additional room of around 900 sq. ft. - easy and ideal to craft into additional bedrooms, home gym, games room or amazing reception.

Situated on the outskirts of town in a peaceful yet ultra convenient location, this modern and recently built penthouse apartment offers a luxurious living experience. This unique property combines the square footage of 2 generous apartments into one expansive residence. The apartment features vaulted ceilings that enhance the light and airy ambience throughout, creating a sense of grandeur and sophistication.

A standout feature is the substantial storage room (23' by 37') offering superb flexibility, perfect for conversion into a cinema room, office, playroom, or additional living space (subject to relevant permissions).

This purpose-built apartment features concrete floors for durability and sound insulation, underscoring the quality of the construction. The seamless blend of modern design elements and thoughtful touches creates a welcoming space for relaxation and entertainment.

With 1 designated parking space and 2 visitor spaces, with only a short walk to the town centre, offering both practicality and ease for residents. No onward chain.





### Living

Large open plan living area with vaulted ceiling and modern kitchen with full range of integrated appliances.

### Sleeping

Two double bedrooms, two bathrooms, one being an en-suite.

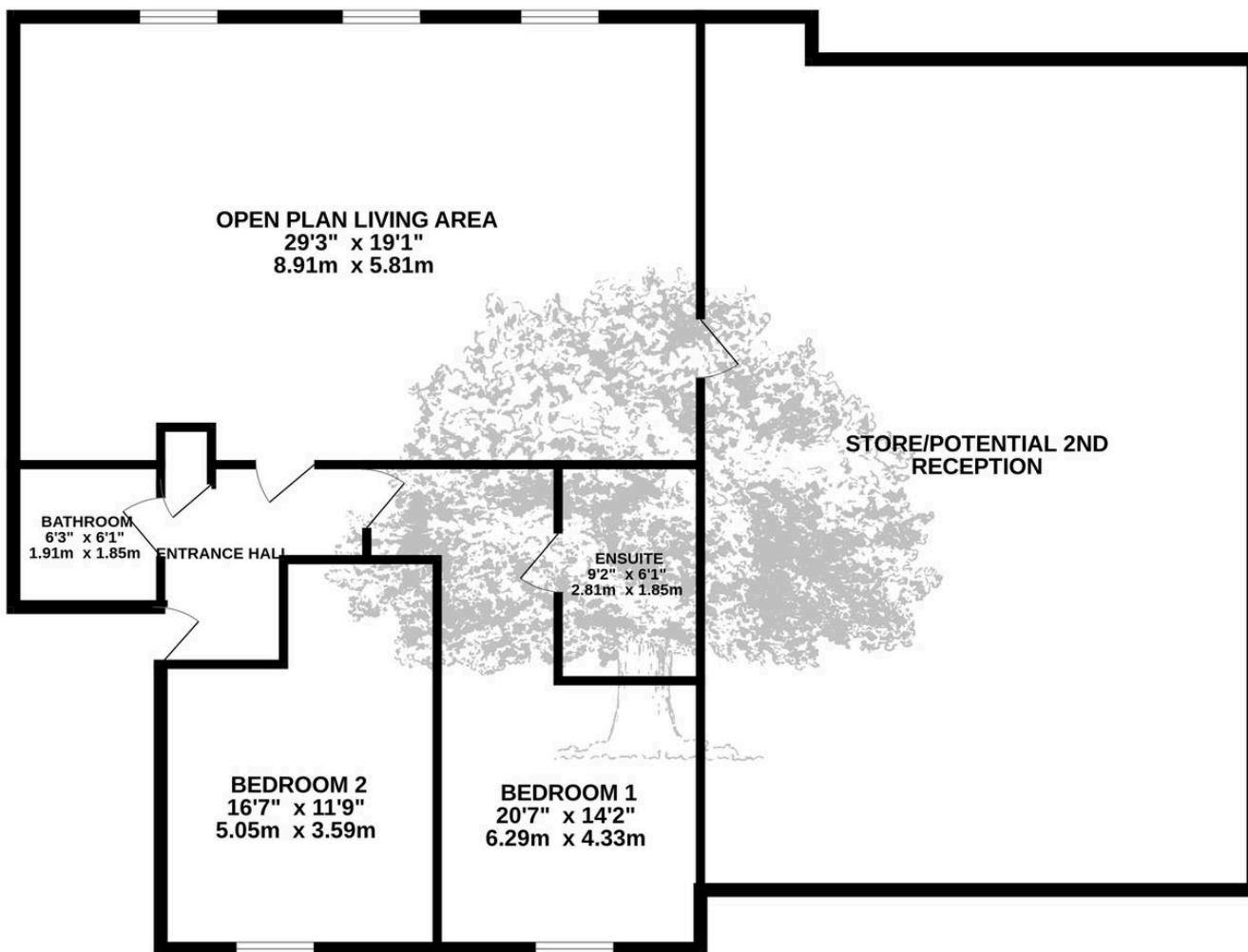
### Versatile room

The present owners had contacted the planning department and NovaCad about the use of the extra room. Given the distance from neighboring properties, we were advised that: Installing skylights in the roof of the additional space was permissible. Change of use for the space would require building bylaw approval. They were informed this would be a straightforward process. As part of the bylaw conditions (for the change of use), it would be necessary to increase the size of the doorway to comply with fire regulations. The wall in question is a stud wall, so this modification is easy. They wanted to change the door to a glass door anyway to enhance the light flow; They planned to add large, inverted dormer windows at the rear of the space. This would require a planning application. When consulting with NovaCad, they advised that planning approval for this would likely not pose an issue. See picture of dormer above.

### Services

All main services. Double glazing and electric heating. Service charges £204.67 to include parish rates.

TOP FLOOR  
1911 sq.ft. (177.5 sq.m.) approx.



TOTAL FLOOR AREA : 1905sq.ft. (177.0 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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## Broadlands

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