



## West End Villa, St Helier

St. Helier

# £675,000

This spacious townhouse which is spread over three floors and offers generous living space. The open plan lounge and dining area create a seamless flow with steps leading down to a fully equipped galley kitchen. On the first floor, you will find a house bathroom, a walk-in wardrobe/storage cupboard, and two bedrooms. The top floor boasts two additional bedrooms, another bathroom, and a walk-in wardrobe / storage space. Outside, there is a delightful front garden that enjoys ample sunlight throughout the day. The property is conveniently located just a short walk away from the town centre and West Park beach, and offers lovely views over People's Park. To arrange a viewing please call Nicky on 07700 711014 or email [nickyw@gaudin.je](mailto:nickyw@gaudin.je)

Telephone: 01534 730 341

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22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands

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# Gallery



# Property Details

**Location:** West End Villa, St Helier

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# Key Features

For Sale	Beds: 4	Baths: 2
Area: 1270 ft <sup>2</sup>	2 min walk to the beach	Lovely size lounge diner
4 bedrooms, 2 bathrooms	Two walk in wardrobes or storage cupboard	All the bedrooms are doubles
Views over Peoples Park	Falls with the Residential Parking Scheme	Sunny garden to the front
Convenient location being only 5 mins walk to the town centre		

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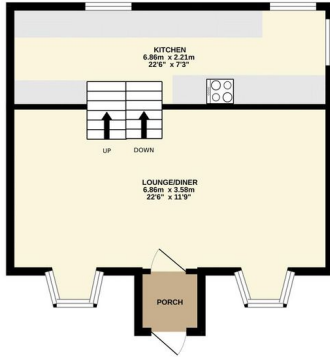
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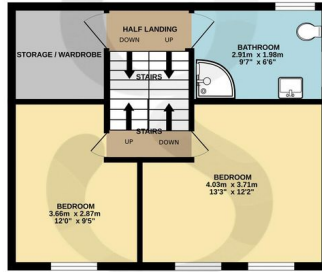


# Floor Plans

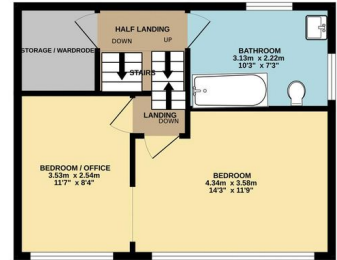
GROUND FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



2ND FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



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TOTAL FLOOR AREA : 118.3 sq.m. (1273 sq.ft.) 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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