



7 Belvedere Terrace, La Route De St. Aubin, St. Helier

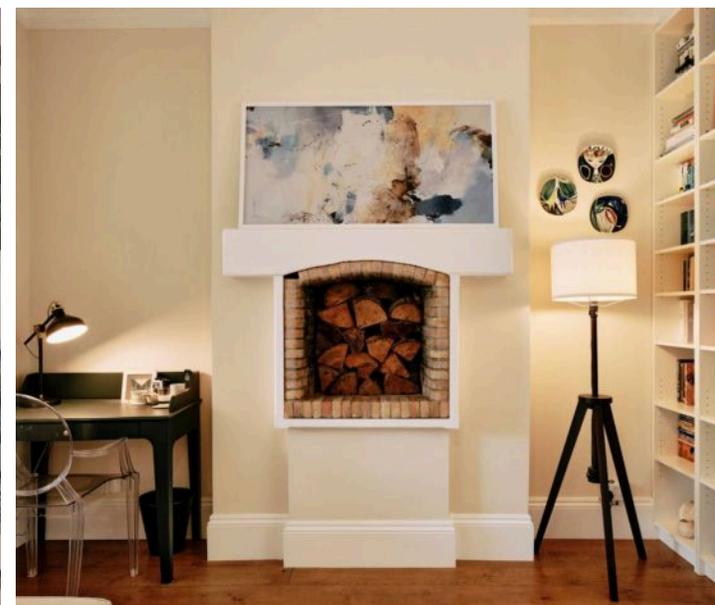
Asking **£1,095,000**

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7 Belvedere Terrace, La Route De St. Aubin

- Beautiful Victorian house in top condition
- Lots of character
- Fantastic mix of classic design and modern features
- Four floors
- Three reception rooms
- Lovely 28 foot eat in kitchen with large terrace and sea views
- Four bedrooms and three bathrooms
- Versatile accommodation - can be two generation
- Parking for two cars
- Gardens front and rear
- Main bus route
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



7 Belvedere Terrace, La Route De St. Aubin

So many Victorian houses have been split into flats these days so it's very refreshing to see one that operates as a family home in walk-in condition.

This spacious grade 3 listed property has lots of features including high ceilings with ceiling roses, picture windows and an exposed granite wall in the amazing kitchen/family room. From the moment you walk in you see how the rooms flow beautifully.

An area on the ground floor is currently used as a second unit - ideal for a relative or carer - but this can easily be part of the main house depending upon requirements.

The three reception rooms provide space for various uses. The 28 foot kitchen/family room has plenty of space for family gatherings and a wonderful south facing terrace is ideal for alfresco dining whilst taking in the sea views.

The house has gardens to the front and rear and parking for two cars. Call the owner's sole agent now to view.





Living

Entrance hall with engineered wooden flooring and stairs to all floors. Two doors to relaxing living room with functional fireplace and bay window to front. Square arch to dining room. Both rooms have high ceilings and feature ceiling roses. Through to inner hall with tiled floor and skylight. Door to third reception room, second kitchen - with integrated appliances including double oven with hob, fridge/freezer and dishwasher - and bedroom. Conservatory with tiled floor and Belfast sink. Stairs to main eat-in kitchen/family room with high ceilings and integrated appliances including range with glass hob, microwave, fridge/freezer and dishwasher/exposed granite wall and floor to ceiling windows leading to terrace.

Sleeping

Double bedroom on ground floor with shower room. Two further bedrooms - one with solid wood flooring and the other carpeted - and house bathroom on third floor. Main bedroom on top floor with sweeping views of the bay and ensuite shower room.

Outside

Established south facing garden to rear bordered by various trees and shrubs. Decked area with stairs to kitchen terrace and sea views. Gate to parking area. Front garden with feature Victorian railings and selection of trees and shrubs.

Services

All mains. OFCH. Capped gas supply to premises could be reinstated if preferred for cooking.

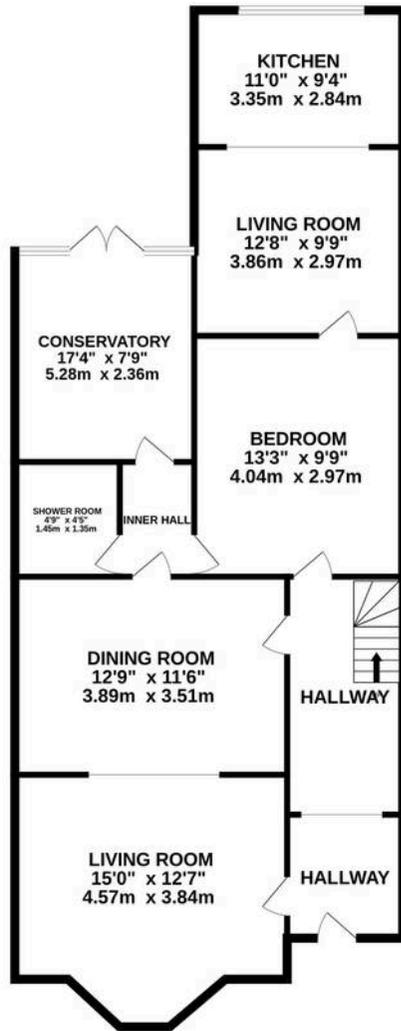
Education

The house is in the catchment area for First Tower primary and Haute Vallee secondary schools.

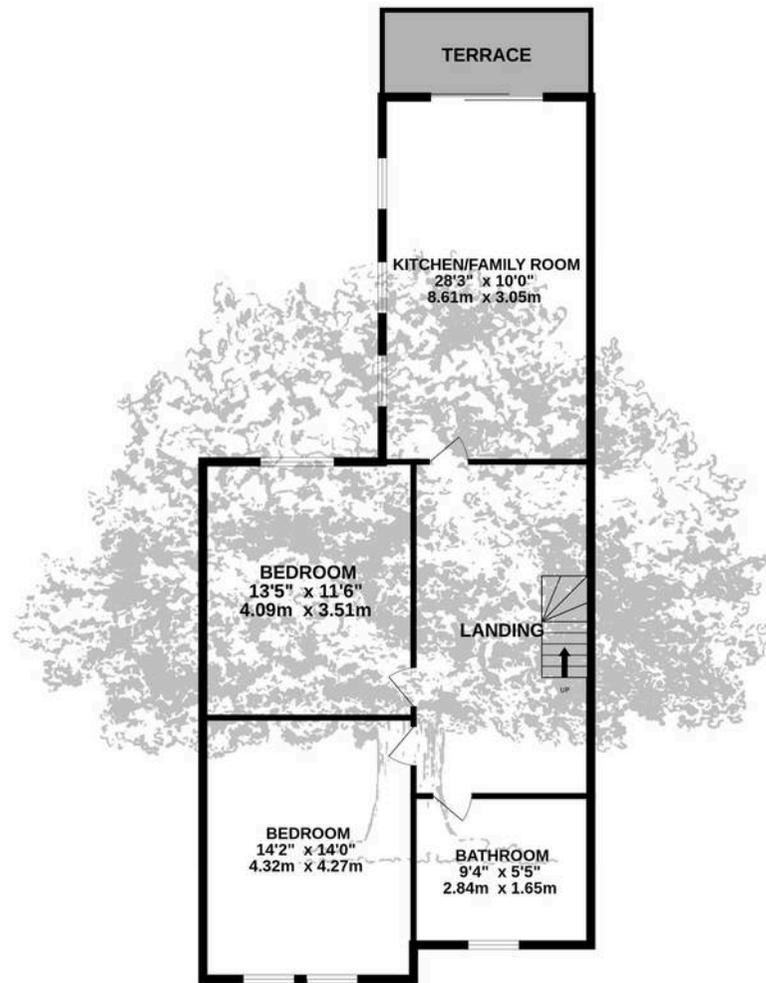




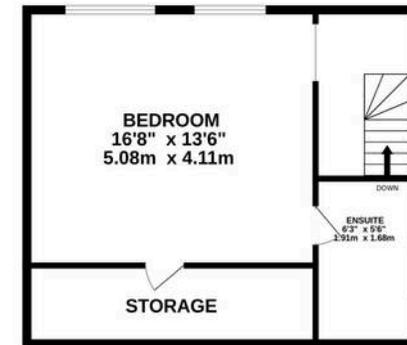
GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



1ST & 2ND FLOORS
1140 sq.ft. (105.9 sq.m.) approx.



4TH FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 2142sq.ft. (199.0 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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