

63 Stonyhurst, Le Clos St. Andre

SOLE AGENT



3

BEDROOMS

1

BATHROOM

980

SQ FT

0.1

ACRES

POA ST. HELIER

This pretty detached bungalow is situated on the outer edge of St. Helier, a short walk to the beachfront at First Tower. Although in need of gentle modernisation, Stonyhurst has amazing potential and offers an entrance hall, three double bedrooms, a sitting/dining room, a kitchen/dining room, and a house bathroom. Externally, to the front, there is a single garage and parking for two/three vehicles (tandem). To the front of the property, you will find a gorgeous formal front garden and there is side access around to the rear garden which also includes a shed. A superb property on which a new purchaser can put their own stamp. Call our sales team on 01534 717100 to book a viewing and avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent



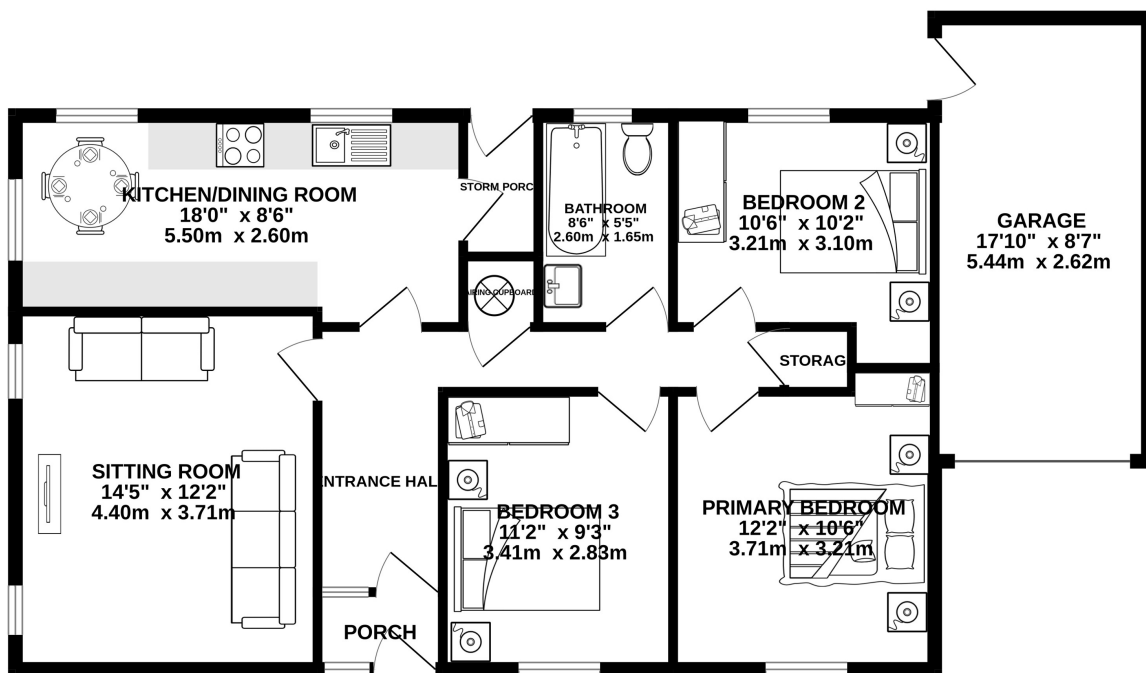








GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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GROUND FLOOR

Porch	5'1 x 3'1
Entrance Hall	18'10 x 10'8
Sitting Room	12'2 x 14'5
Kitchen/Dining Room	18'0 x 8'6
Primary Bedroom	10'6 x 12'2
Bathroom	5'5 x 8'6
Bedroom Two	10'6 x 10'2
Bedroom Three	9'3 x 11'2
Garage	8'7 x 17'10

KEY FACTS

Detached bungalow
First time on market in 46 years
Large front and rear gardens
Single garage and driveway parking for 2-3 vehicles
Short walk to the beach and local amenities
Ideal for downsizer or family home
In need of gentle modernisation
Available immediately

SERVICES

Mains drains and water

HEATING

Dimplex electric radiators throughout

TENURE

Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

First Tower
Haute Vallee

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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