

# 2 PONT DE L'ARCHE

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,700**

SQ FT

**3.5%**

YIELD

## POA ST. HELIER

This spacious semi-detached townhouse was built in 2020 and is situated in an elevated and peaceful location on the borders of St. Helier with breathtaking views across St. Aubin's Bay—a lovely family home which is arranged over three floors and is in immaculate condition. Accommodation comprises a hallway, utility room, cloakroom, single integral garage, open plan sitting/dining/kitchen with bi-fold door to a low maintenance South-facing garden on the lower ground floor. On the ground floor are two good-sized double bedrooms, a house bathroom and an entrance hall. On the first floor, you are greeted with a highly spacious primary suite with balcony access which enjoys stunning distant sea views. Externally, there is parking for three vehicles on the drive and parking for one in the garage. An enclosed rear garden, and far-reaching sea views from the balcony and ground floor bedrooms. A lovely family home with a calming relaxing feel, call now on 01534 717100 or email...



**LIVINGROOM**

The Channel Island Estate Agent











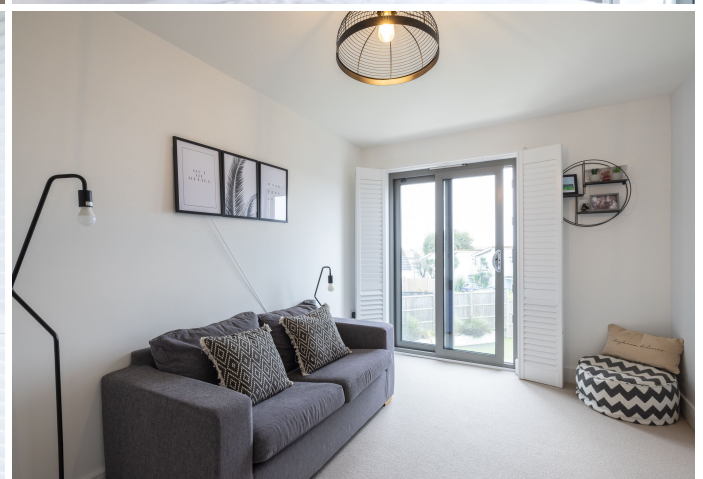
















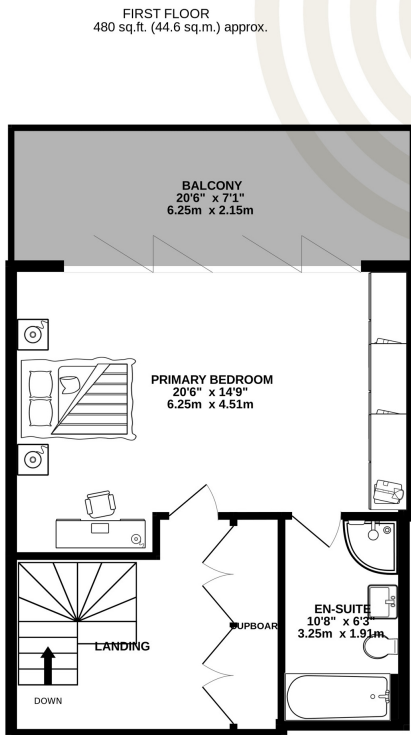
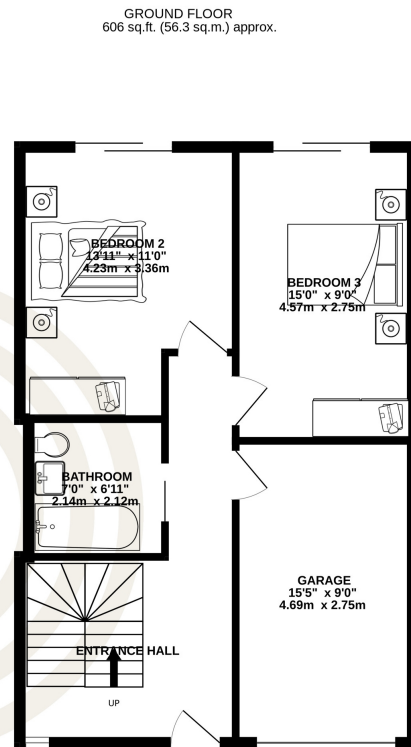
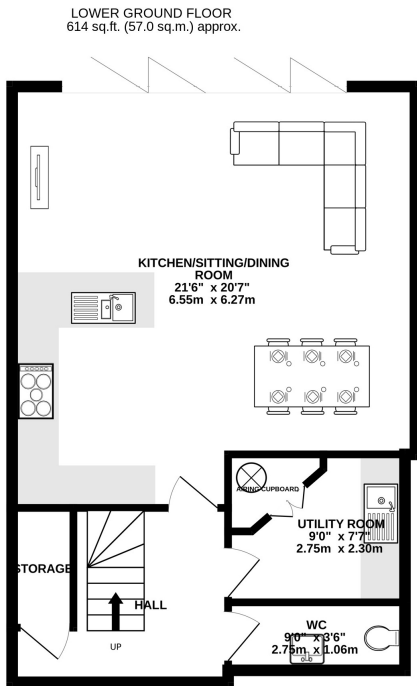












TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.

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.



**LOWER GROUND FLOOR**

Hall	11'0 x 8'11
WC	9'0 x 3'6
Utility Room	9'0 x 7'7
Kitchen/Sitting/Dining Room	20'7 x 21'6

**GROUND FLOOR**

Entrance Hall	11'0 x 19'11
Bedroom Two	11'0 x 13'11
Bedroom Three	9'0 x 15'0
Bathroom	6'11 x 7'0
Garage	9'0 x 15'5

**FIRST FLOOR**

Landing	11'4 x 11'2
Primary Bedrom	20'6 x 14'9
En-suite	6'3 x 10'8
Balcony	20'6 x 7'1

**KEY FACTS**

Townhouse style property with far reaching sea views  
 Three double bedrooms, two bathrooms plus cloakroom  
 Convenient location and short drive to town  
 Built 2020  
 Contemporary open plan sitting/dining/kitchen  
 South facing balcony off first floor primary suite  
 South facing low maintenance garden  
 Single integrated garage  
 Parking for three vehicles  
 Freehold property

**SERVICES**

Mains drains and water

**HEATING**

Electric underfloor heating in most rooms and a few radiators

**POTENTIAL RENTAL INCOME**

£2800 pcm

**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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