

# 1 SPENCER LODGE

SOLE AGENT



**5**

BEDROOMS

**4**

BATHROOMS

**1,644**

SQ FT

**3.8%**

YIELD

**£895,000 ST. SAVIOUR**

Welcome to this charming, recently refurbished home conveniently situated near the beach, park, and local school and within walking distance of St. Helier. This property qualifies as part of the First Steps Scheme and is perfectly suited as multigenerational. Currently configured as three apartments (two accessed within the main house and a separate apartment with its own access to the rear). There is also the option of reinstating the layout to provide well-proportioned living accommodation comprising two reception rooms, four double bedrooms and three bathrooms with the addition of the apartment for family use or to generate additional income. Externally, there is a small front garden, rear patio and a single garage. Contact us today to arrange a viewing at 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com).



**LIVINGROOM**

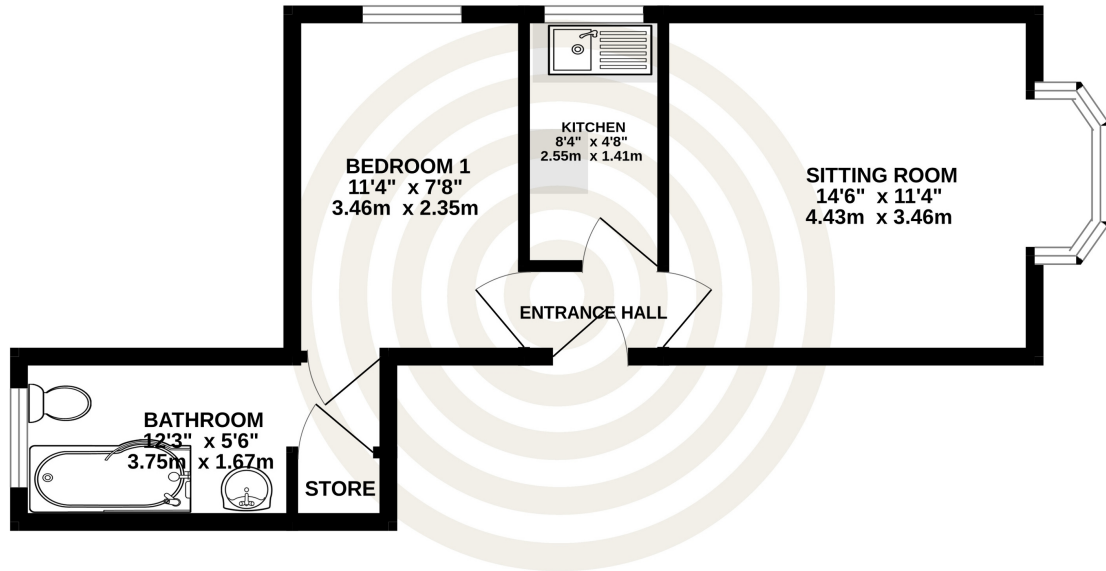
The Channel Island Estate Agent







GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



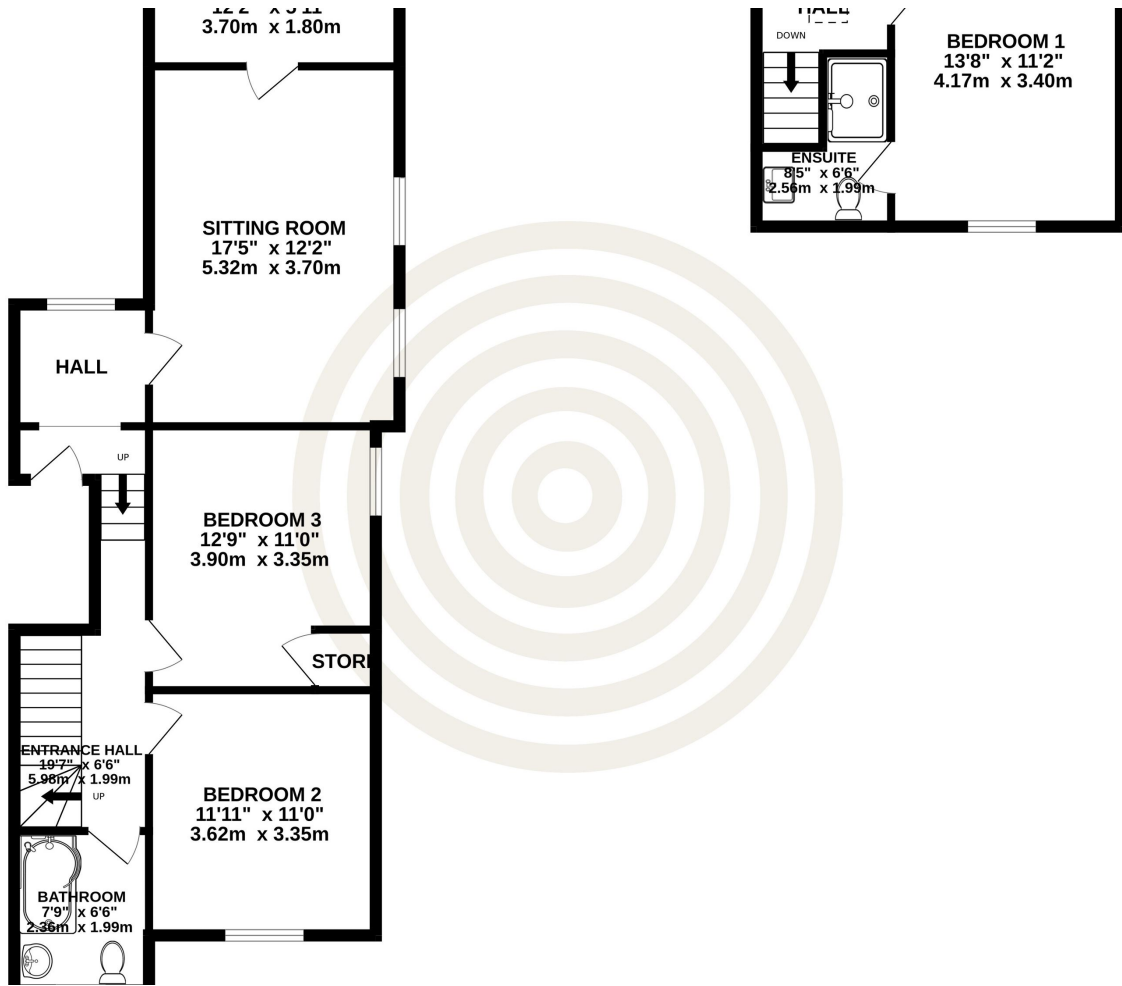
TOTAL FLOOR AREA : 359 sq.ft. (33.4 sq.m.) approx.

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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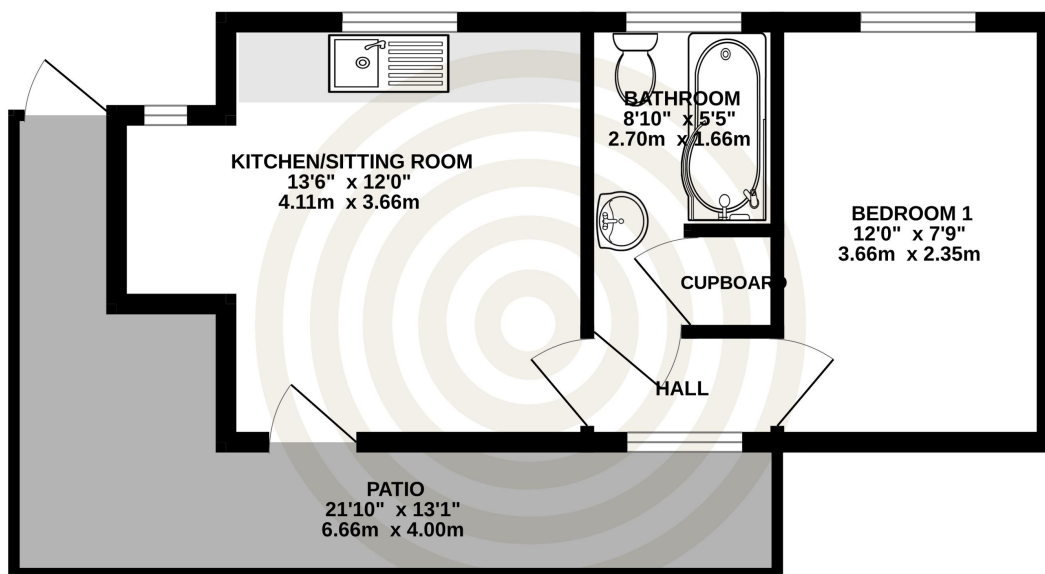








299 sq.ft. (27.8 sq.m.) approx.



**GROUND FLOOR**

**APT 2**

<b>Entrance Hall</b>	
<b>Sitting Room</b>	13'6 x 11'4
<b>Bedroom 1</b>	11'4 x 7'8
<b>Bathroom</b>	12'3 x 5'6
<b>Store</b>	

**FIRST FLOOR**

**APT 1**

<b>Hall</b>	
<b>Sitting Room</b>	17'5 x 12'2
<b>Kitchen</b>	12'2 x 5'11
<b>Bedroom 3</b>	12'9 x 11'0
<b>Bedroom 2</b>	11'11 x 11'0
<b>Bathroom</b>	7'9 x 6'6

**GROUND FLOOR REAR**

**APT 3**

<b>Kitchen/Sitting Room</b>	13'6 x 12'0
<b>Hall</b>	
<b>Bedroom 1</b>	12'0 x 7'9
<b>Bathroom</b>	8'10 x 5'5

**KEY FACTS**

Ideally situated close to the beach, park and walking distance of St. Helier

Multigenerational property

Currently configured as three apartments or a spacious family home with income

Single garage

**SERVICES**

Mains drainage

Mains water

**HEATING**

Electric heating

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Plat Douet

Le Rocquier

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.

**£895,000**



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