



The Pebbles, Victoria Avenue, St. Helier
£875,000

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The Pebbles, Victoria Avenue

St. Helier, Jersey

Travelling west on Victoria Avenue from First Tower, the property is roughly half way down in the middle of the second layby, on the opposite side of the road on a private lane besides Sandbanks, walk down the lane and take a left, last property on you LHS.

- Detached coastal property
- 3 bedrooms, 1 bathroom
- Superbly refurbished throughout
- Modern open plan living area with stunning sun room
- Downstairs cloakroom and utility/office
- Great size walled in garden with patio area
- Parking for 2 cars
- 100 yards to the beach, short walk to town
- Please contact Doug on 07700702585 or doug@broadlandsjersey.com
- Sole agent

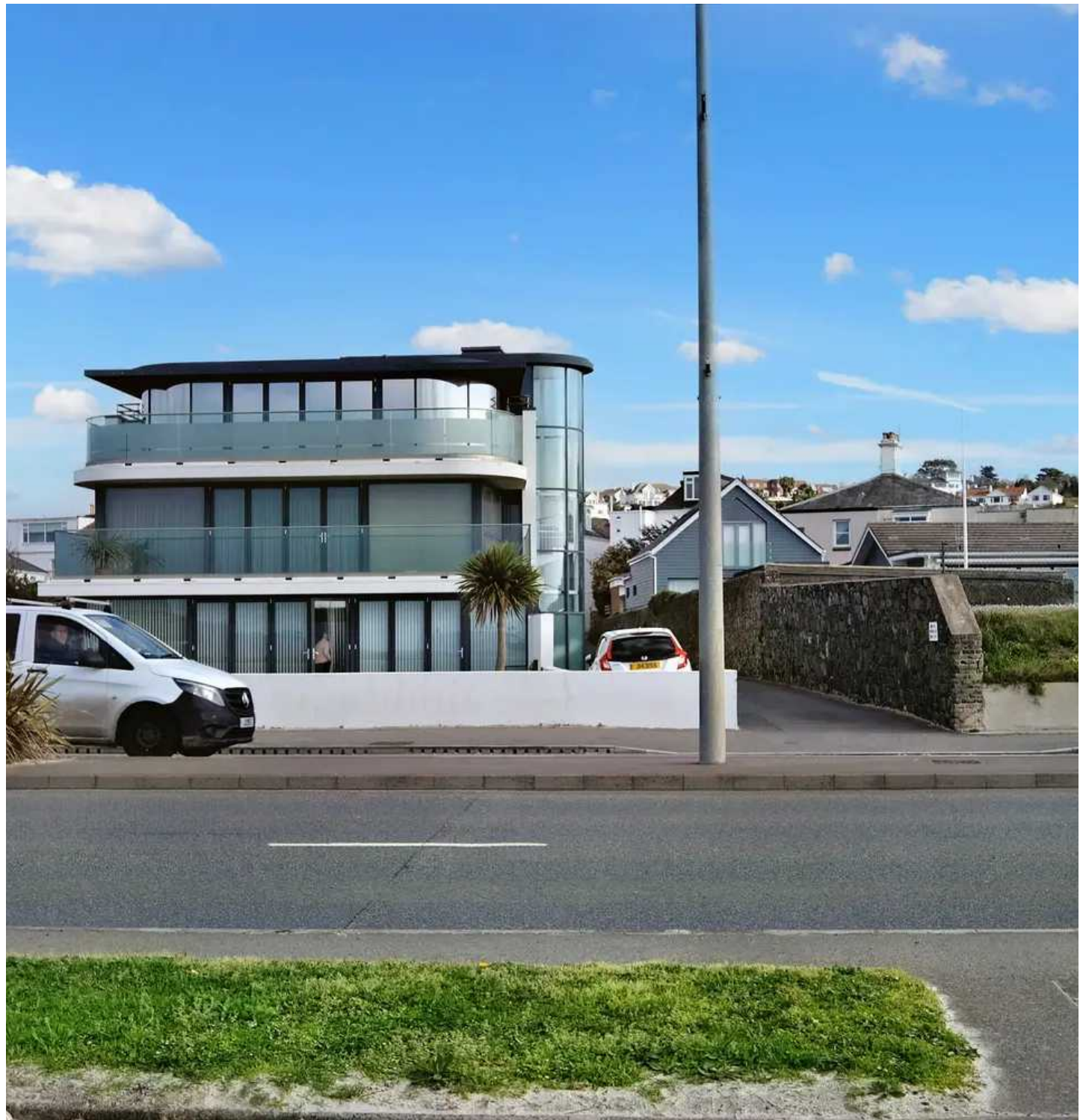


The Pebbles, Victoria Avenue

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A beautifully presented 3 bedroom 1 bathroom detached house close to the coast, with accommodation of generous proportions, spread over two floors. Ideally located just a few yards from the beach, this is certainly one not to be missed! Subject to a recent renovation by the present owners, this heart warming property has three bedrooms, house bathroom, modern open plan living area opening into a stunning sun room with bi folding doors opening into the garden. Office/utility room and downstairs cloakroom. Giving you considerable flexibility in how you use the space.

The property has a large safe enclosed garden with parking for 2 cars. The promenade is just nearby with the delightful bars and restaurants at St Aubin just a short cycle or gentle stroll away. With a easy walk to town and a regular bus route, this could just be the property for you.





Living

Stunning open plan living area. Modern new kitchen which is fully integrated with a breakfast bar. Generous lounge opening in to a dining area with bi-folds with access into the garden. Downstairs cloakroom and separate utility room/office.

Sleeping area

Three bedrooms, two doubles with sea views and a single room. House bathroom with 4 piece suite.

Exterior

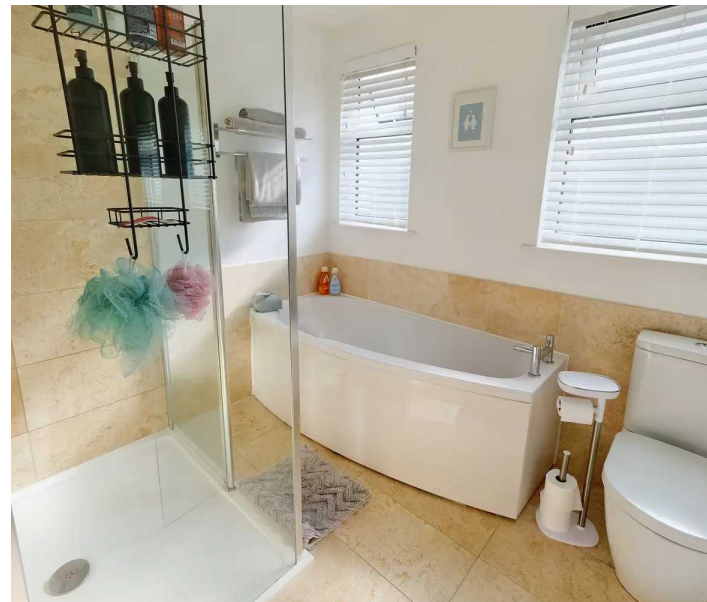
Large private garden. Mostly laid to lawn also patio area laid in Indian Sandstone.

Parking

Parking for 2 cars, ample Visitor parking in States carpark on the avenue.

Services

All main services. Double glazing. Heating a combination of Oil fired central heating and electric underfloor heating.





GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.3 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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Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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