



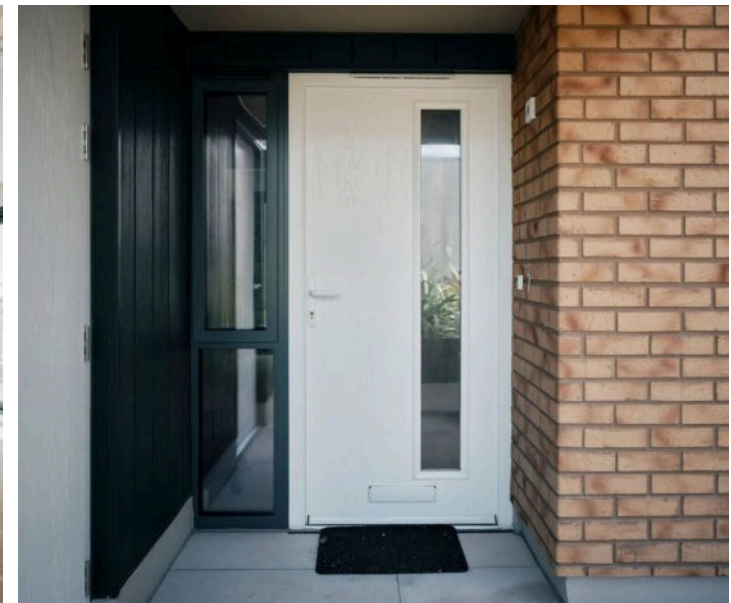
7 Elysian Court,, St Saviours Road, St Helier
£825,000

BROADLANDS
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7 Elysian Court,, St Saviours Road

St Helier, Jersey

- A brand new development of 7 townhouses in the heart of St. Helier
- Detached three bedroom, three bathroom home
- Built by reputable builder and finished to an incredible standard
- Large private bike store plus communal store available
- Private secure garden - leave your door open for pets all day!
- Electric bike charging hub and private ground floor store
- Wonderful outlook over the gardens to both sides
- Available immediately / No onward chain
- Sole agent
- Contact Angela on 07829 900010
angela@broadlandsjersey.com or Charlie on 07700348421
charlie@broadlandsjersey.com



7 Elysian Court,, St Saviours Road

St Helier, Jersey

This beautifully designed three bedroom, three bathroom **detached house** is part of an exclusive new development of just seven contemporary homes, ideally located in the vibrant heart of St. Helier. Offering modern living across two floors, the property has been thoughtfully arranged to maximise space, light, and comfort.

The standout feature of this home is its **first-floor living room**, which opens onto a **private balcony overlooking the garden**; perfect for morning coffee or evening relaxation. The elevated position creates a bright, airy atmosphere and enhances privacy while offering lovely views over the landscaped communal grounds.

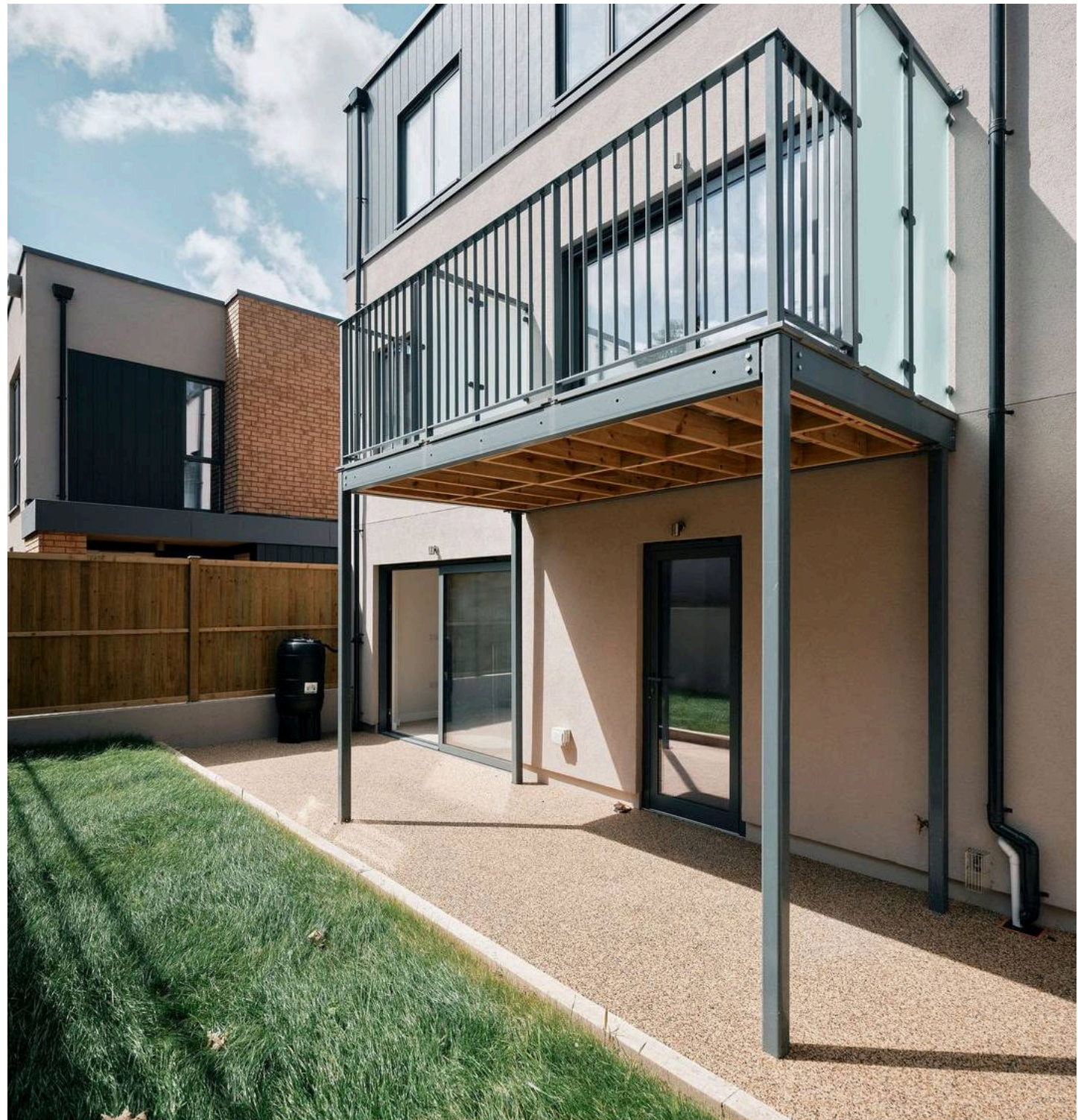
The property comprises three generous double bedrooms, two with en-suite bathrooms, and a third well-appointed family bathroom. The layout is ideal for families or professionals seeking flexibility and style.

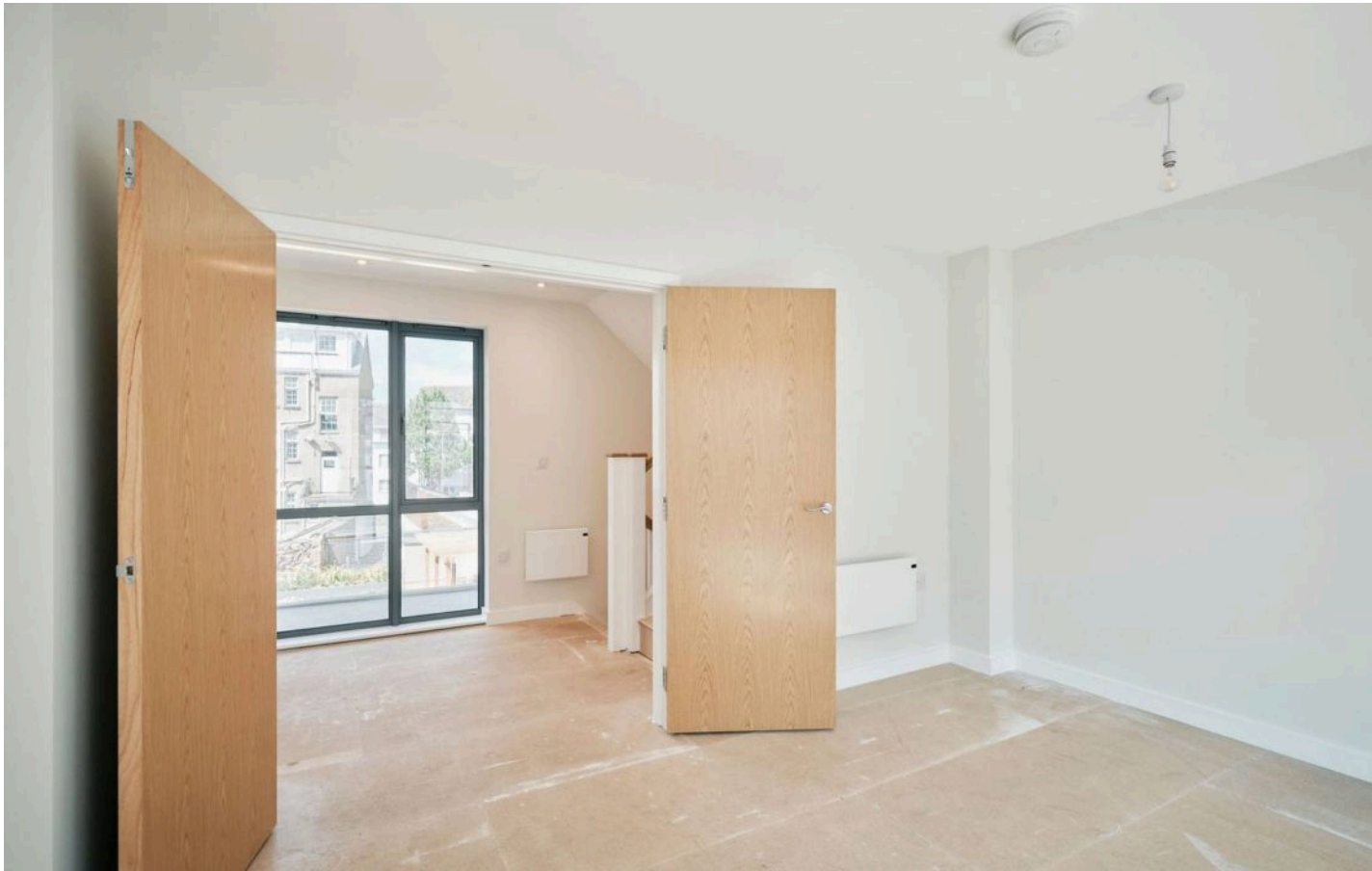
Set within a peaceful communal garden setting, residents can enjoy pétanque courts and quiet seating areas designed for relaxation. The property also benefits from a large private bike store and shared storage facilities for added convenience.

While the house does not include on-site parking, nearby parking options are readily available. A secure private garden offers a tranquil outdoor space for personal use.

Ready for immediate occupancy, this unique home combines high-spec design with central convenience in a rare detached setting.

As the sole agents for this exclusive development, we are here to help you find your ideal home.





Living

Split across the ground and 1st floor, the living spaces comprise a welcoming entrance hall, a kitchen diner with doors opening out on the garden, a utility room and WC. Upstairs the picture frame windows frame the view across the gardens and town with a fabulous light filled living room with balcony.

Sleeping

3-bedroom, 3-bathroom townhouse thoughtfully arranged over three floors; The first floor hosts a good size double bedroom and separate house bathroom, then two additional bedrooms both with luxury ensuites occupy the top floor.

Outside

The property enjoys a secure, lawned garden with a paved patio area — ideal for outdoor dining and relaxation. A dedicated bike store, complete with electrical supply, provides the perfect solution for storing and charging electric bikes. Residents also benefit from well-maintained communal areas, including a bin store, a pétanque court with bench seating and a timber pergola, as well as an additional shared storage space.

Parking information

While the property does not include on-site parking, there is the opportunity to rent a space conveniently located nearby and / or you are across the road from the Evie cars. Positioned in a central location, it offers the ease of walking to work and everyday amenities. With a secure bike store and electric supply already in place, the home is thoughtfully designed for those using electric bikes or seeking a car-free lifestyle.

Heating

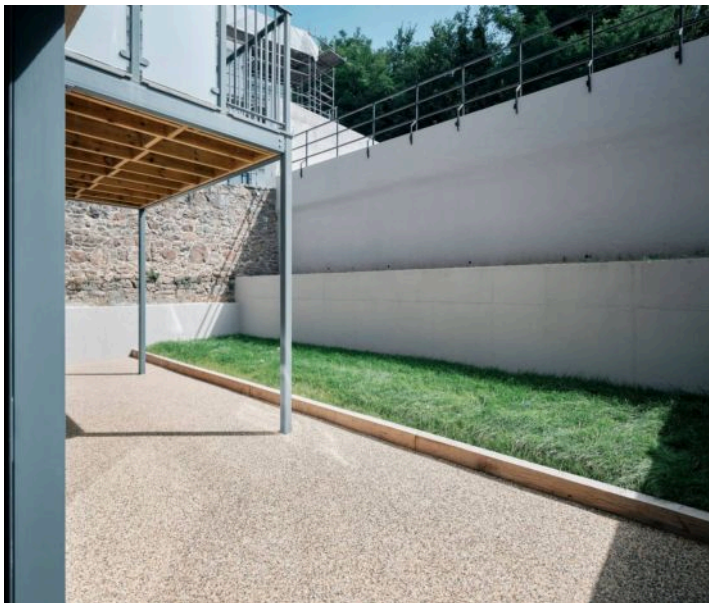
The property is equipped with efficient electric radiators in all rooms, except the bathrooms, en-suites, and cloakroom, which feature comfortable underfloor heating. It operates on an E20 low tariff, helping to keep energy costs manageable while maintaining a warm and cosy living environment throughout.

Sprinkler System

Fitted with a fire suppression sprinkler system (monitored 24/7 by G4S).

Service charges

£95 63pcm Managed by I.I. Management (Inclusive of all





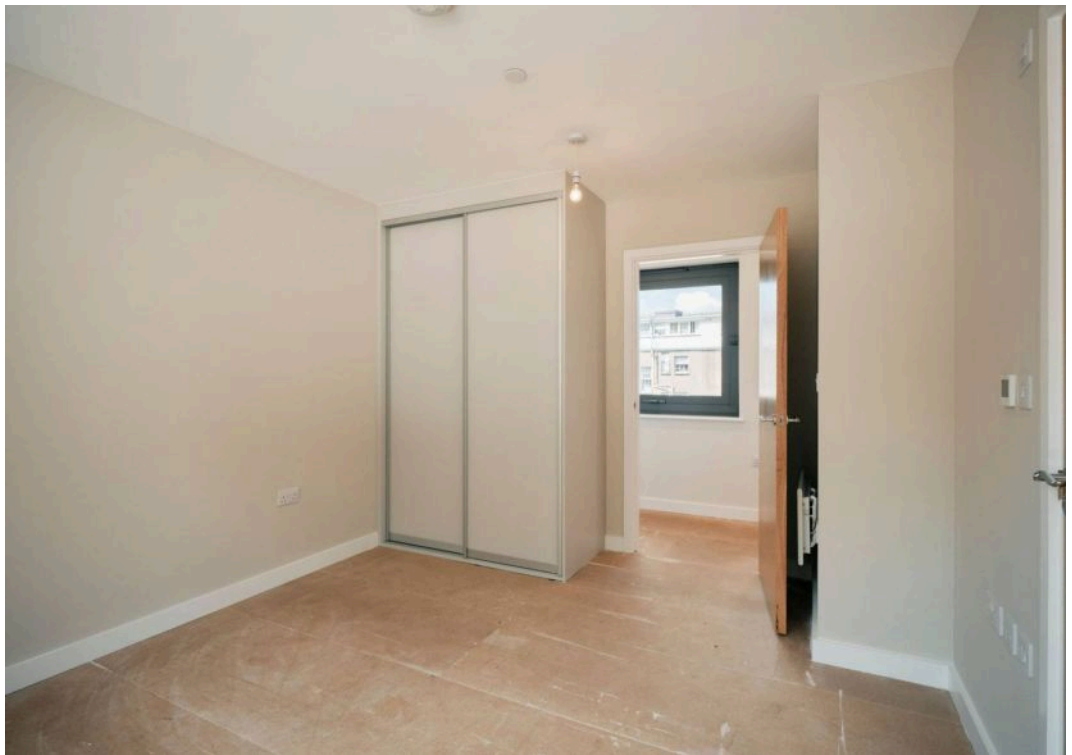
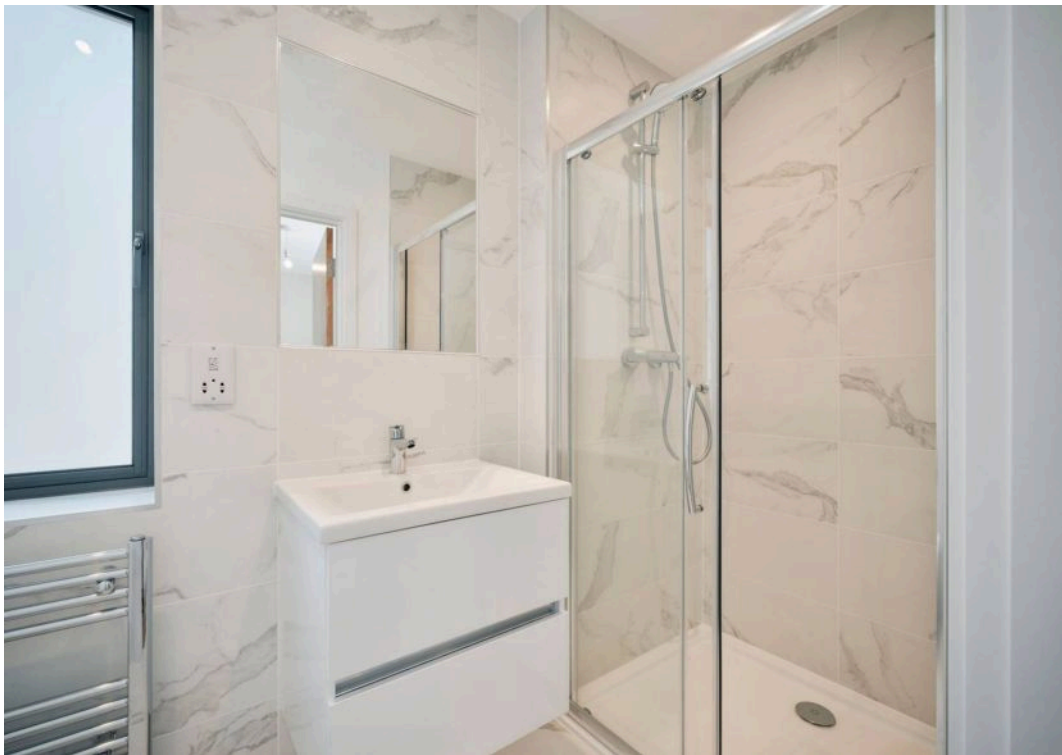
Sprinkler System

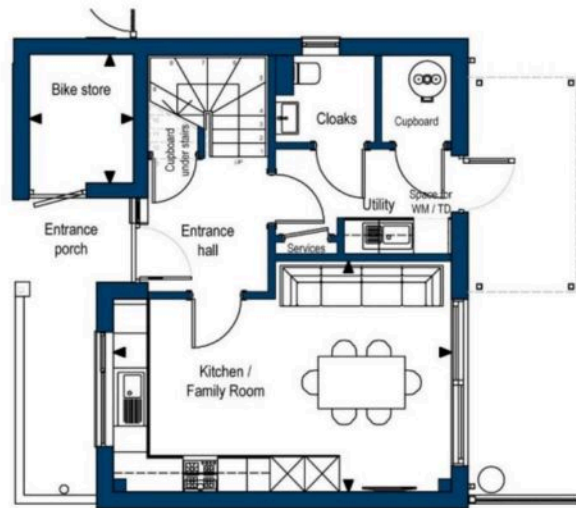
Fitted with a fire suppression sprinkler system (monitored 24/7 by G4S).

Service charges

£95.63pcm Managed by JLL Management. (Inclusive of all communal Bank Charges / Liability Insurance / Communal cleaning (incl bike & bin store)/ Grounds Maintenance / Communal Repairs (incl drains) / Electric gate service & maintenance / Management Fees / Power & Lighting / Fire Equipment Maintenance (incl sprinklers & emergency lighting)/ Landlord Water supply)







GROUND FLOOR

Kitchen / Family Room
5.8m x 4.0m (19'0" x 13'1")

Bike Store
2.2m x 1.8m (7'2" x 5'9")



FIRST FLOOR

Bedroom 3
3.5m x 3.2m (11'5" x 10'5")

Living Room
4.2m x 3.0m (13'8" x 9'8")

Balcony
3.6m x 1.8m (11'8" x 5'9")



SECOND FLOOR

Bedroom 1
4.0m x 3.2m (13'1" x 10'5")

Bedroom 2
3.7m x 2.7m (12'1" x 8'9")



Broadlands

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