



7 Clos des Pas, Green Street, St. Helier
£595,000

BROADLANDS
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7 Clos des Pas, Green Street

St. Helier

Clos des Pas is located off from the road at the southern end of Green Street, approx. 100 mtrs from the slipway at Havre des Pas.

- Three double bedroom two bathroom house
- Close to the beach at Havre des Pas
- 23ft lounge diner
- Separate eat-in kitchen
- Interior redecorated 2025
- South facing enclosed patio garden plus good size balcony
- Integral garage plus parking for two
- Immediate vacant possession no onward chain
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



7 Clos des Pas, Green Street

Well maintained three bedroom property conveniently positioned close to the beach at Havre des Pas. Welcome to this spacious three double bedroom two bathroom house, boasting a versatile layout spread over three floors. To the ground floor there is a large entrance hall which leads to the first of the three double bedrooms and has its own shower room plus access through to the rear of the property / patio garden. On the first floor is a 23ft lounge diner with good size balcony and separate eat-in kitchen. To the second floor are two more generous size double bedrooms and a house bathroom. This property would be ideal for a family who have guests to stay or teenager / older relative looking for some of their own space. The eat-in kitchen could do with a makeover but is in fully working order, there is scope to open this into one very large open plan kitchen / lounge / diner, subject to the usual consents. With the added benefit of having an efficient electric boiler running a wet heating system (2020), an upgraded fuse board (2019) and all windows serviced plus the interior redecorated (2025), this property has had some sensible upgrades so you don't need to!



7 Clos des Pas, Green Street

St. Helier, Jersey

Convenience is key with this property, situated in a popular location that offers easy access to town amenities and the sandy shores of Havre des Pas. Storage is plentiful with a huge understair cupboard and integral single garage. There is parking on the newly paved driveway for two vehicles. The south facing patio garden is a real sun trap, while the balcony over the front of the property beckons for more al-fresco relaxation. The local shops and amenities are just across the way, enhancing every day living with a touch of ease. With immediate vacant possession and no onward chain, this property is ready and waiting for its new owners to make it their own. For more information or to arrange a viewing please contact Broadlands the vendors sole agent.





Living

Large lounge diner with balcony to 1st floor plus separate eat-in kitchen.

Sleeping

Three generous double bedrooms two bathrooms (one to the ground floor with shower room and the remainder to the 2nd floor).

Outside

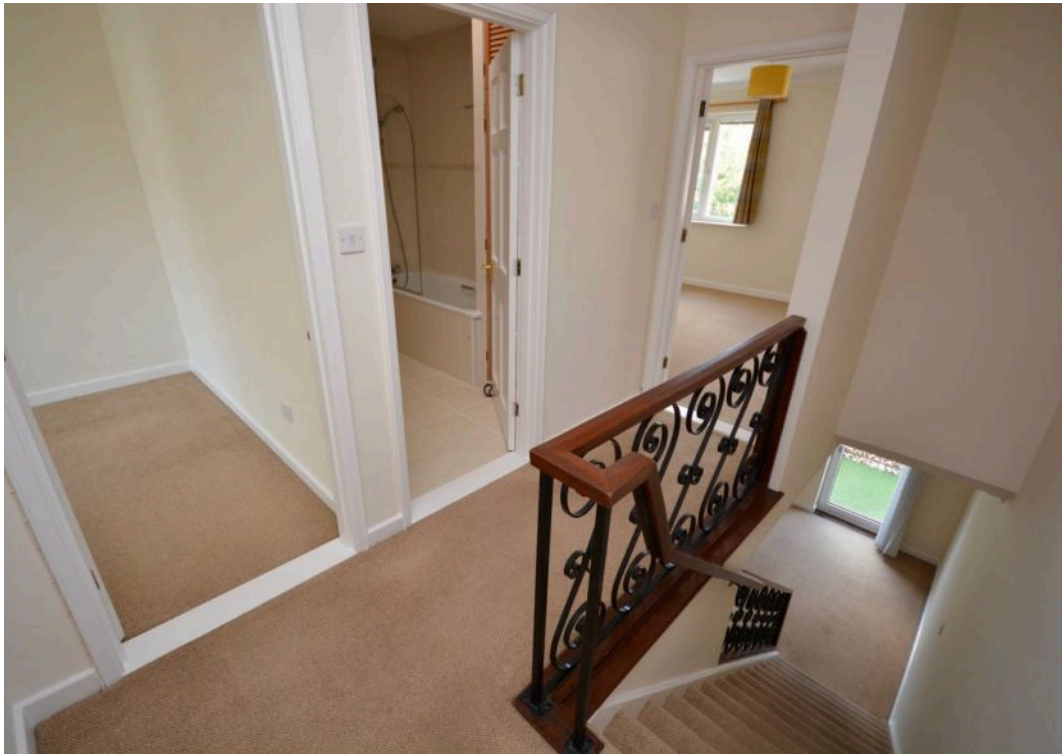
Good size sunny south facing patio garden. Balcony with faux grass and glass screens to 1st floor living room.

Services

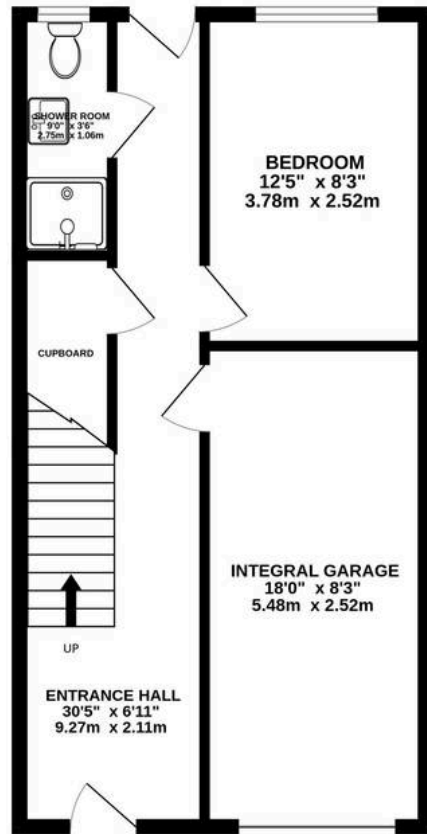
All mains services (no gas). Fully double glazed (serviced 2025). Electric boiler (2020) provides efficient heat to a wet heating system via wall mounted radiators. New fuse boards (2019). Interior and exterior redecorated (2025 & 2020).



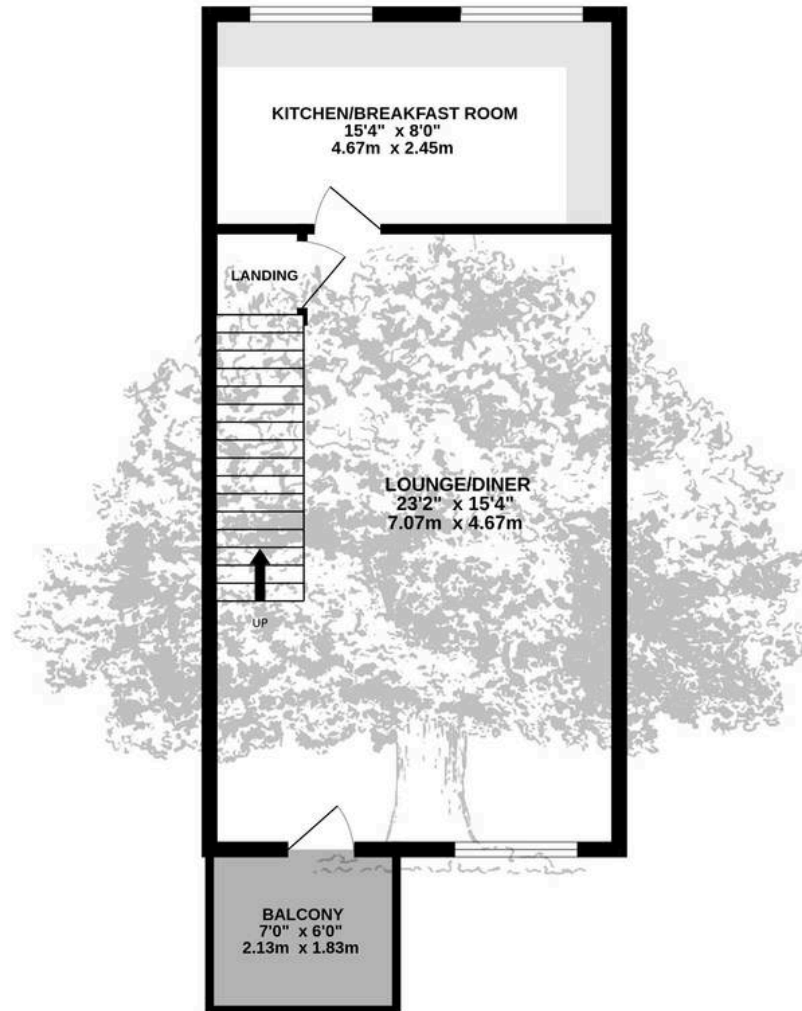




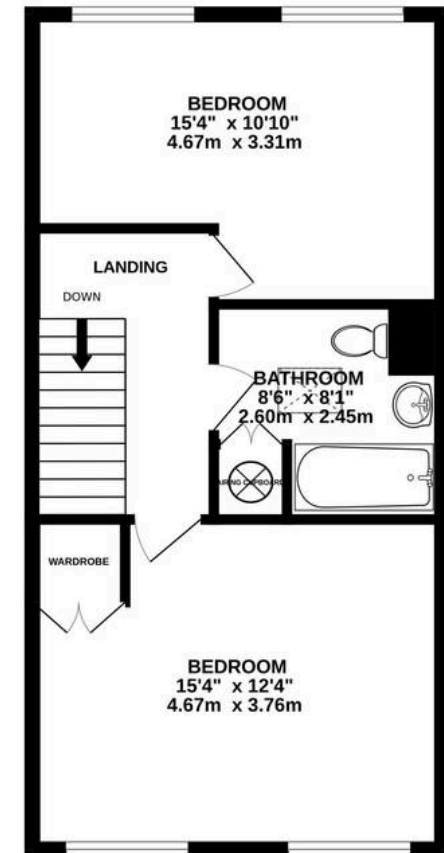
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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