

1972 FINDING YOU  
A HOME SINCE  
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31, West Park Avenue, St. Helier  
£400,000

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972

# 31, West Park Avenue

St. Helier, Jersey

- Magnificent period property
- Refurbishment project, great opportunity to create your own dream home
- Cash buyers only - Refurbishment project
- Three double bedrooms and a office
- 2 receptions with fire places
- Great size property 1,393 sq ft
- Patio garden ideal for alfresco dining
- Character home with lots of original features
- Sole agent - No onward chain
- Walk to work
- Resident parking scheme available
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



# 31, West Park Avenue

St. Helier, Jersey

Cash buyers only - Refurbishment project

This three bedroom mid-terraced house presents a rare opportunity to craft your dream home in a magnificent period setting. Boasting a generous 1,393 sq ft of living space, this property features three double bedrooms, an office, and two reception rooms adorned with charming fireplaces.

Embrace the character of this home, highlighted by numerous original features waiting to be restored to their former glory. The patio garden offers a perfect setting for alfresco dining and relaxation.

Conveniently situated within walking distance of local amenities and with a resident parking scheme available, this property provides both comfort and practicality.

Act now as this unique opportunity is offered by sole agent with no onward chain. For further details or to arrange a viewing, please contact Doug on 07700702585 or email [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com). Experience the potential of making this character-filled property your own.





### Living

Lounge and separate dining room. Kitchen.

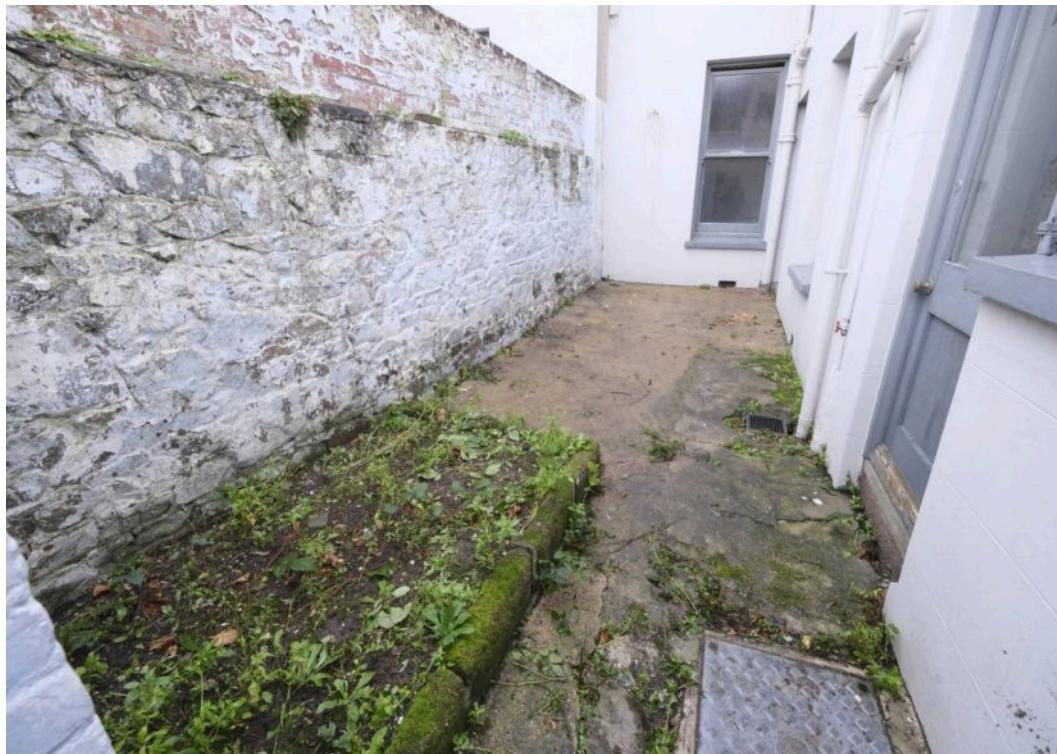
### Sleeping

3 double bedrooms and an office. Very large house bathroom and separate W.C.

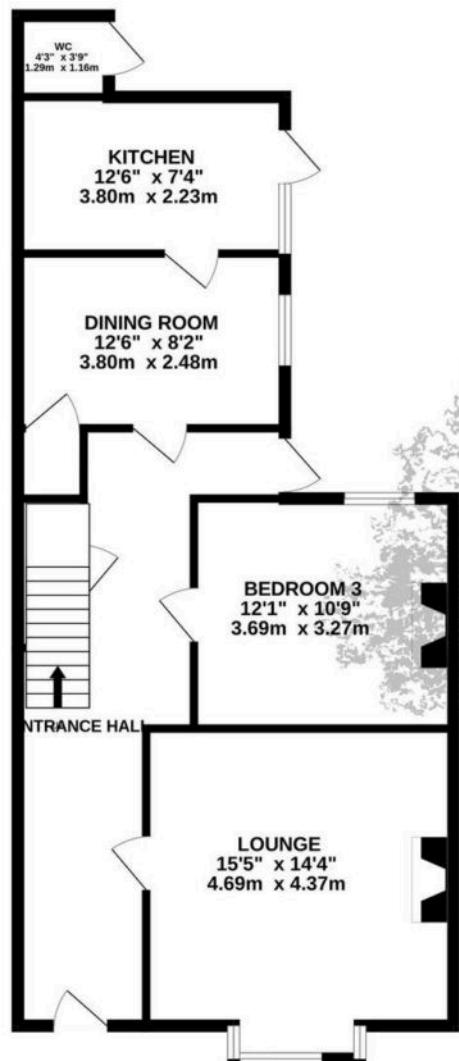
### Services

All main services, electric heating. Electrics were updated a few years ago. Grade 3 listed. Has a leak on the flat roof in the kitchen.

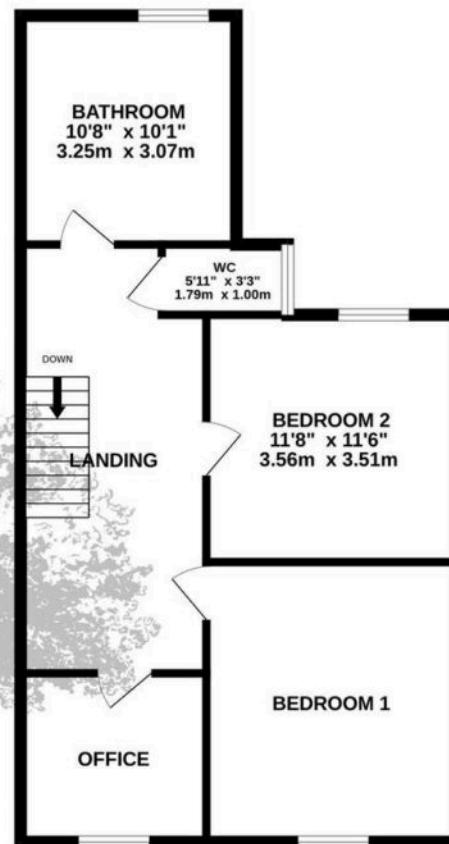




GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.5 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

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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