



FINDING YOU A HOME  
SINCE 1972  
B

St Anne's Lodge, West Hill, St. Helier  
£2,695,000

**BROADLANDS**

FINDING YOU A HOME SINCE 1972



# St Anne's Lodge, West Hill

St. Helier, Jersey

Heading up the hill from Bellozane road toward the West hill hotel, on the brow of the hill there is a set of pillars with St Annes on them, turn into the entrance and keep right down the private drive and the property is on the right hand side.

- Detached four bedroom house located down a private driveway
- Surrounded by mature gardens and large patio area's
- Completely re-furbished in 2017
- Quietly located just minutes from town
- Stunning sea views from every room
- Double garage and parking for 6 cars
- Sole agent
- Call Tony on 07797726677





# St Anne's Lodge, West Hill

St. Helier, Jersey

A detached four bedroom house, situated down a private drive with stunning sea views from every room. The property is surrounded by mature gardens and large patios benefitting from all day sun. Briefly comprising of; a large open plan eat-in kitchen, dining room, separate lounge, study plus utility room leading to the integral garage. On the first floor there are three good size double bedrooms, one of them benefitting from an en-suite and walk in dresser plus a spacious house bathroom with walk-in shower. Upstairs you will find the principal bedroom suite, opening onto large balcony with stunning sea views, an en-suite plus walk in wardrobe. Additional accommodation is to the ground floor, currently used as a games room and large storage area. The property was completely re-furbished in 2017 by it's current owners with no expense spared and affords complete privacy.







### Living

Superb open plan eat-in kitchen with breakfast bar, fully integrated appliances including a chef's gas hob. Bi-fold doors opening onto the sun terraces and covered patio area. Open plan dining room with sliding doors to the covered terrace. Large lounge with pocket doors leading from the dining room, Stovax inset wood burner. All rooms have stunning sea views across the bay to St Aubin's and Noirmont. Separate utility with fitted unit, feature wine storage area and connecting door to the garage. Cosy study/office.

### Sleeping

Principal bedroom suite opening onto large balcony enjoying stunning sea views, en-suite bathroom and open plan dressing room. Double bedroom suite with an open plan dressing room, en-suite bathroom with feature shower and views across the bay. Two further double bedrooms with fitted wardrobes and views across the bay. Large house bathroom with walk-in shower and bath tub.

### Outside

Electric wooden entrance gates with remotes and pad. Large double garage with remote electric door. Large patios area's and sun terraces. Lower ground floor basement currently set out as a games room and storage area. LED garden lighting on driveway and front gardens/patios. Driveway parking for 6 cars.

### Services

All mains (gas hob). OFCH. Fully double glazed. Stovax inset wood burner in lounge. Underfloor heating in kitchen/dining room and all bathrooms.

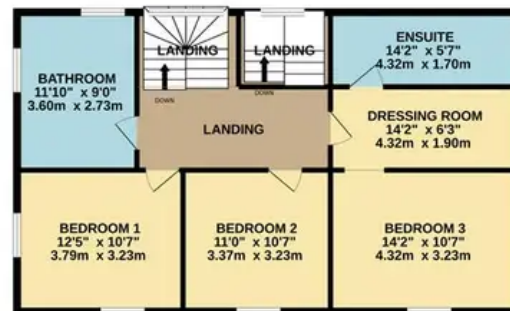




GROUND FLOOR  
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR  
843 sq.ft. (78.4 sq.m.) approx.



2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 2813 sq.ft. (261.3 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.

Made with Metropix ©2022





## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880 770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

# BROADLANDS

FINDING YOU A HOME SINCE 1972