



Main House, Longueville Road, Longueville Road
£650,000

BROADLANDS

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Main House, Longueville Road

Longueville Road, Jersey

- Private enclosed patio garden
- Large kitchen with breakfast bar
- Garage and parking
- Sole agency
- Superbly presented period property
- 2 bedrooms, 2 bathrooms
- Conservatory, dining room and living room
- Separate utility room
- Convenient location
- Please contact Doug on 07700702585 or doug@broadlandsjersey.com



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Longueville Road, Jersey

Filled with character across a spacious 1,476 sq ft and great ceiling height throughout, the ground floor comprises a modern, fully integrated kitchen, conservatory, two large main reception rooms, separate utility room and house bathroom with a separate bath and walk in shower. Upstairs are two generous double bedrooms, one with an En-suite. Outside features a paved garden, laid to sandstone, private and fully fenced and secure for pets and children. There is also a lawned communal garden space. One designated parking and an additional single garage. Only a short commute to work, on a very popular bus route for town and close to the main schools and colleges. Nearby Longueville shopping precinct with all the amenities you will require.





Living

Fully integrated kitchen and separate utility room. Three reception rooms; lounge, dining room and conservatory. The current living room could be interchangeable as a 3rd bedroom as there is adequate reception spaces to do so.

Sleeping

Two generous bedrooms, one with fitted wardrobes. Two bathrooms, one being En-suite and the house bathroom consisting of a 4 piece suite. Underfloor heating in house bathroom.

Services

All main services. Electric heating. Fully double glazed. Service charge £120 monthly, inclusive of communal garden maintenance, exterior maintenance, buildings insurance and sinking fund. The building has a new roof, completed in December 2022. New electric boiler 2022. Heating and hot water are run off E20 supply. Guest parking available There is a large loft space, which could be converted (subject to planning) into living space, next door have done so.

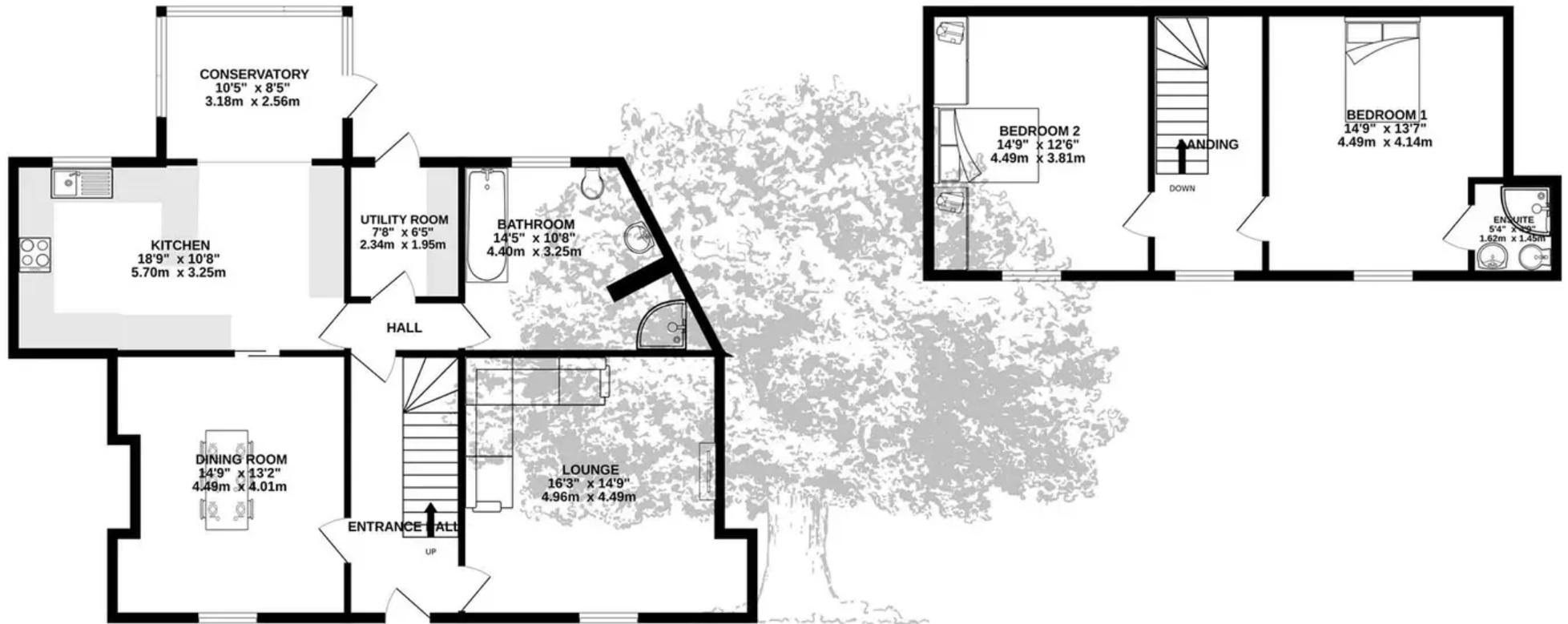
Exterior

Private enclosed sunny paved garden. Communal shared lawned garden. One parking space with an additional single garage with electric door. Electricity wired in garage.



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 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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