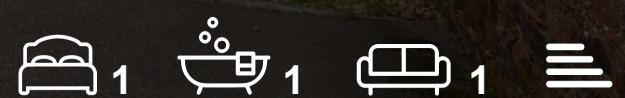




2 Belle Niche  
Palmyra Road, St. Helier, JE2 3YT

**Asking Price £475,000**



## 2 Belle Niche

Palmyra Road, St. Helier, JE2 3YT

A Perfect Alternative to a Flat – Ideal for First-Time Buyers & Downsizers

Troys are pleased to present this charming semi-detached one bedroom home, ideal for those seeking a cozy and stylish living space in a desirable neighborhood. This delightful property offers a thoughtfully designed one-bedroom layout, providing the perfect balance of comfort and functionality for singles, couples, or those looking to downsize without compromising on quality.

The home features a bright and inviting living area and a well-proportioned kitchen, creating a comfortable space for daily living and entertaining. The spacious bedroom is a peaceful retreat, offering ample room for relaxation and storage.

One of the standout features of this property is its private garden—a rare find in this category of homes. It's a great spot to enjoy the fresh air and sunshine in your own secluded space. Additionally, the property comes with convenient parking for two cars, a highly sought-after feature that provides ease and security for residents and guests.

Pet Policy - Pets allowed

Tenure:  
Freehold

Services:  
All mains services, (no gas) electric heating, double glazing, wired for fibre broadband.

Parking: Yes (2 Cars in Tandem)

Service Charge:  
None

**Entrance hall**

**Kitchen**

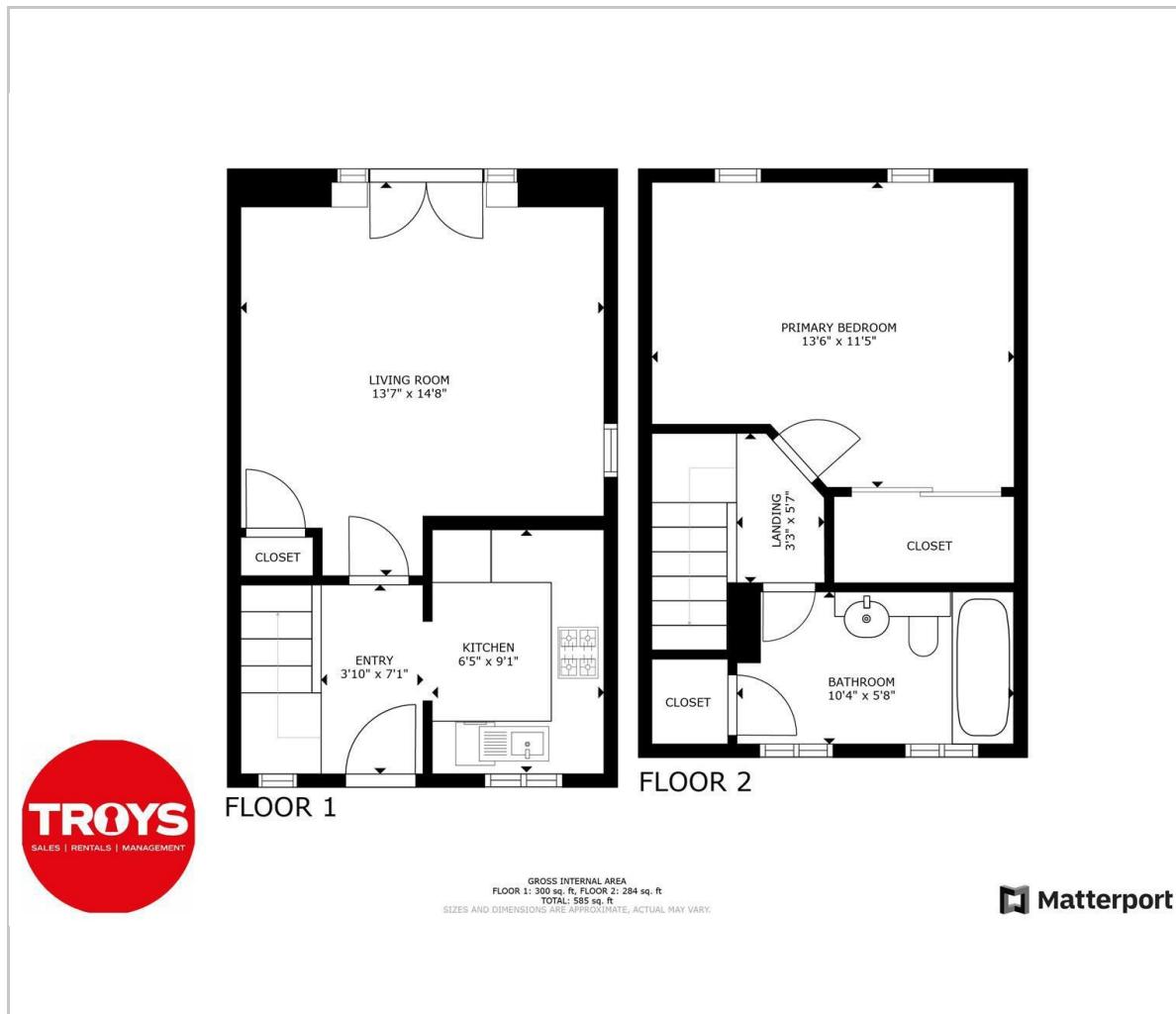
**Lounge**



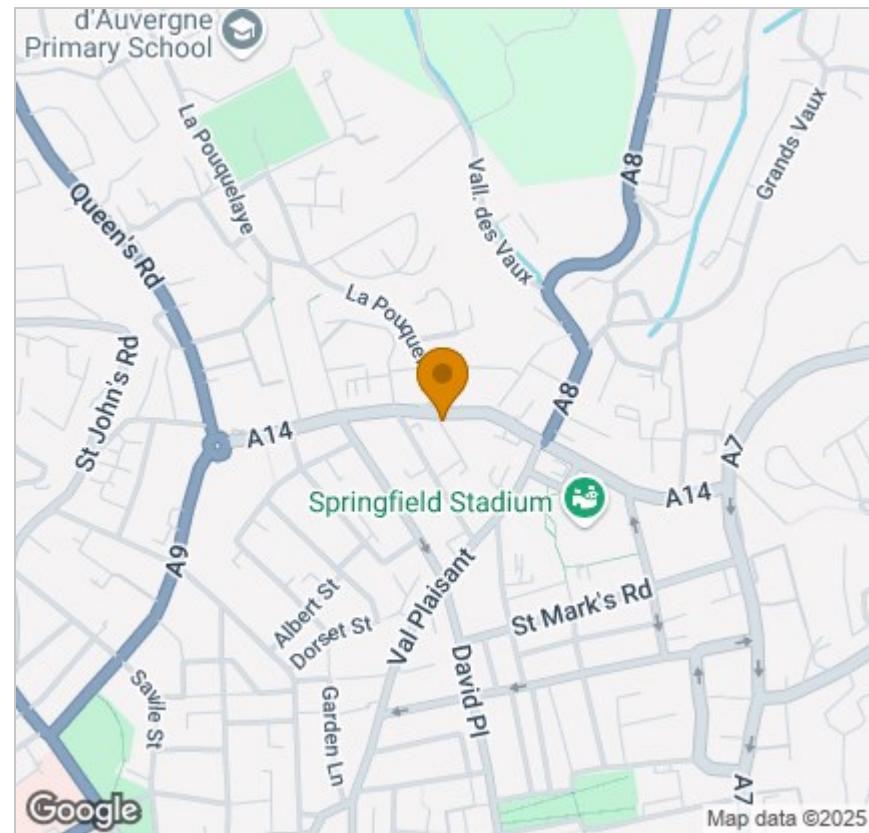
Stairs to  
Bedroom  
Bathroom



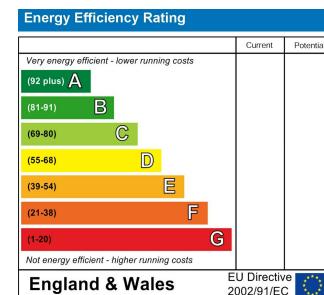
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: [duty@troysjsy.com](mailto:duty@troysjsy.com)