



FC026

**12 REGENTS VIEW ST. JOHNS ROAD, ST. HELIER,  
JERSEY, JE2 3AZ**

Asking Price

**£695,000**

**FINE & COUNTRY**  
JERSEY

## Property details

**FREEHOLD** - This charming townhouse is part of a high quality development of 15 properties located above St Helier. Built in 2020 by Castletree, This home is a perfect blend of modern living and tranquillity while being immaculately presented with a calming and relaxing ambiance. The townhouse is a rare find in a sought-after location.

The bright and airy entrance hall leads straight into the fully fitted kitchen offering plenty of space to cook and create culinary delights. As you step past the ground floor WC you enter the cosy lounge through to the orangery, ideal for entertaining guests or simply unwinding after a long day, Venture upstairs to find two bedrooms and a well-appointed bathroom offering convenience and comfort.

This property also boasts a large attic, perfect for storage or possible conversion (subject to planning). Parking for one vehicle and additional visitor parking, convenience is at your doorstep. The enclosed low-maintenance patio garden only adds to the serenity to this lovely abode

With no onward chain don't miss the opportunity to make this house your home. Call now to arrange a viewing and step into the lifestyle you've been dreaming of !

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## Outside

Low maintenance paved garden with side access.

Parking for one car (electric point) Ample visitor parking

Communal Cotil garden.

Generous loft space (possible conversion subject to planning)

## Services

Electric underfloor heating throughout

Fully Double Glazed and Solar Panels on roof keep energy costs down.

Service charge £189 per quarter which includes cost of property manager, gardening and maintenance of all exterior areas.

## Directions

Travelling up St Johns road, as the road bends sharply to the left, Regents view development is on your right hand side. No 12 is straight ahead

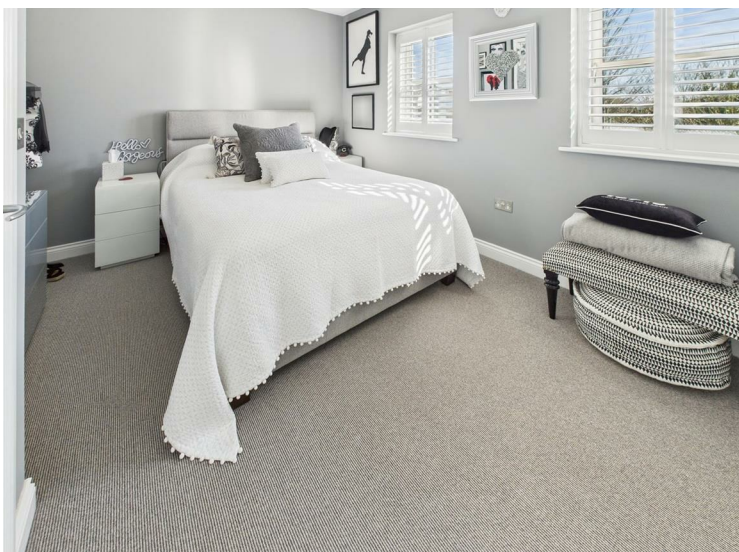
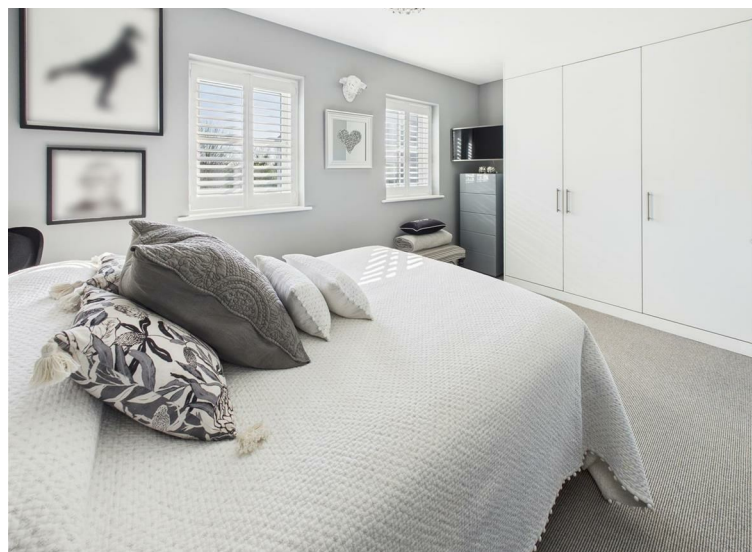




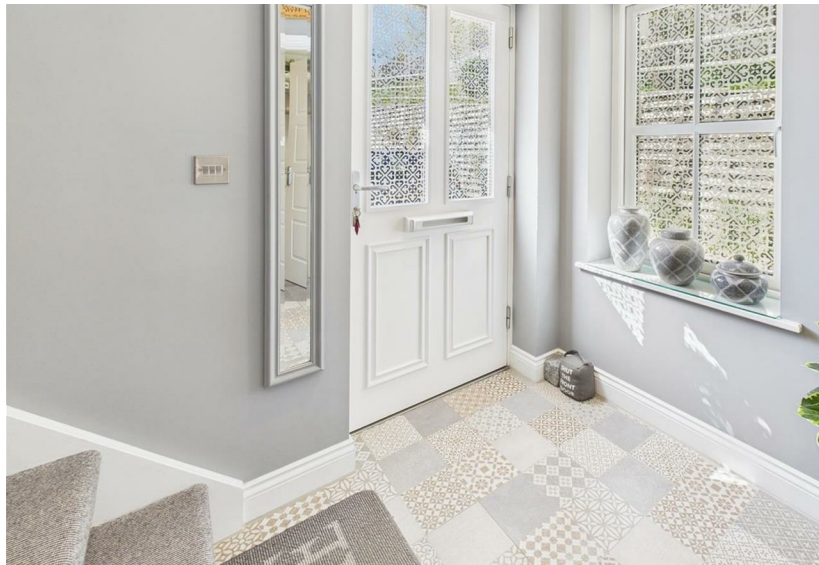












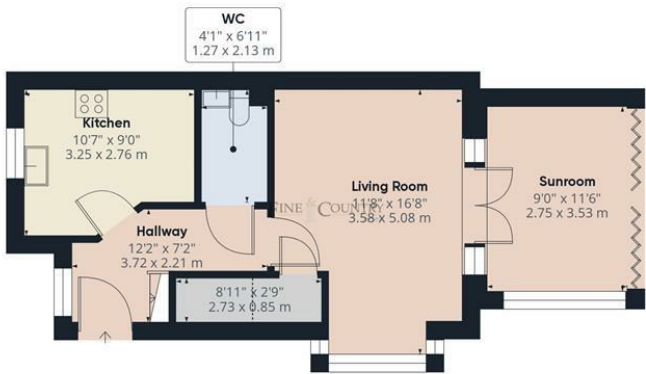




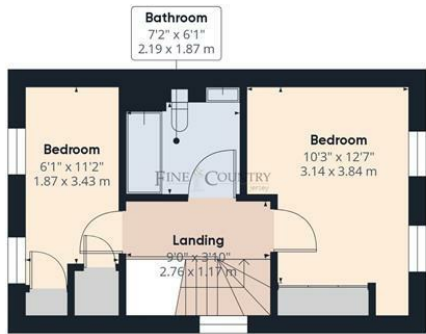




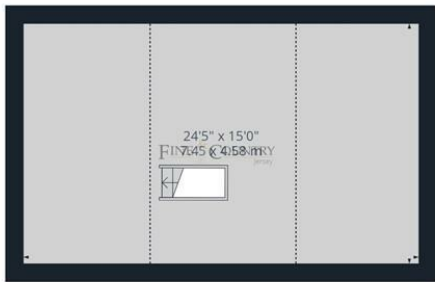




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1158.85 ft<sup>2</sup>  
107.66 m<sup>2</sup>

Reduced headroom

238.23 ft<sup>2</sup>  
22.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.