



**No 59**

Great Union Road

St. Helier

Jersey

JE2 3WA

£685,000

FC173

**FREEHOLD** - An excellent opportunity to acquire a spacious 19th-century mid-terrace townhouse, offering versatility for both home and income potential or as a large 5-bedroom family residence.

The ground floor features a generous reception room with impressive ceiling height and large windows, leading into the kitchen. At the rear, you'll find a double bedroom, bathroom, storage room, and a galley-style utility space with access to a private, expansive patio. A staircase also provides access to an additional bedroom with an en suite bathroom.

The main staircase takes you to the first floor of the original part of the property, where there's a double bedroom at the rear and a spacious open-plan lounge and kitchen area. The second floor offers another double bedroom and a family bathroom. The property features a spacious private courtyard, perfect for entertaining, and includes a convenient storage shed





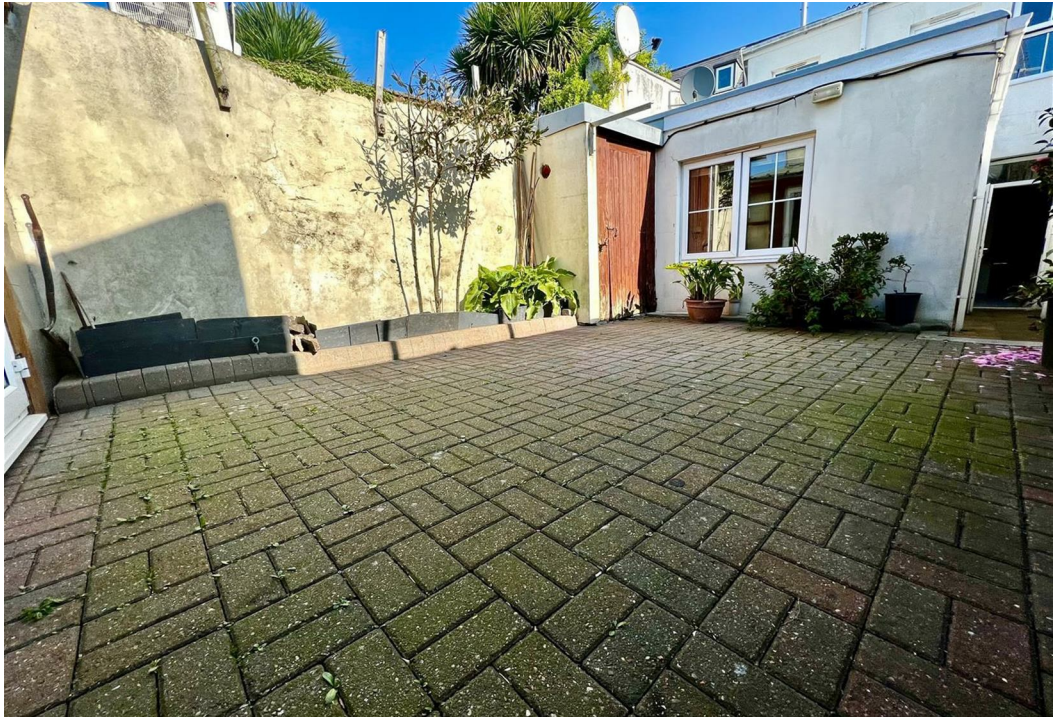




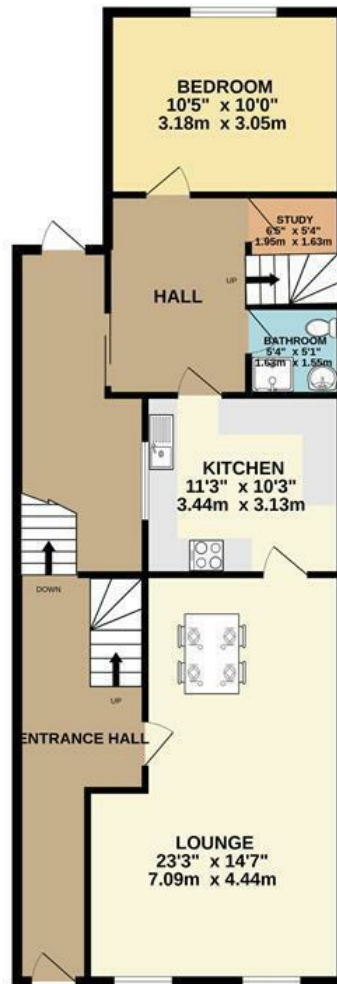








GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (184.9 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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**Outside**

Enclosed private courtyard at the rear.

**Services**

All mains services.

Gas fired central heating.

Front facade is Grade 3 listed, reference HE0593.

**Directions**

From Rouge Boullion the property is about 200m down on the right hand side just before the bend.

**Call us on**

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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.