



FC144

**NO 2 LE GAREL HANSFORD LANE, ST HELIER,  
JERSEY, JE2 3JL**

Asking Price

**£849,000**

**FINE & COUNTRY**  
JERSEY

## Property details

FREEHOLD - Located adjacent the charming St Andrews Park just off Hansford Lane, this beautifully presented terraced house is an ideal family home or a promising investment opportunity. Providing three generous double bedrooms, including one with an ensuite bathroom, this property offers ample space for comfortable living.

The ground floor features a generous lounge that flows into a spacious conservatory, perfect for enjoying the natural light and leads out to the raised secure enclosed garden. The separate kitchen is well-equipped, making it a delightful space for culinary pursuits.

With a total of two bathrooms, including the ensuite, the property ensures convenience for families or guests. The layout is thoughtfully designed over three floors, providing a sense of privacy and space for everyone.

Parking is a significant advantage here, with space for up to three vehicles, a rare find in such a desirable location. The property is ideally situated just a short stroll from St Andrew's Park and the seafront, making it perfect for leisurely walks or family fun in the park. Additionally, local shops, amenities, and schools are within easy reach, while a good bus route offers quick access to the town centre.

This property truly represents a fantastic opportunity in a sought-after area. Early viewings are highly recommended to fully appreciate all that this home has to offer. Don't miss your chance to secure this delightful home in St Helier.

## Outside

Secure walled garden laid to Astro turf.

Parking for 3 cars

Communal brick paved courtyard

## Services

All mains, gas fired central heating, fully double glazing.

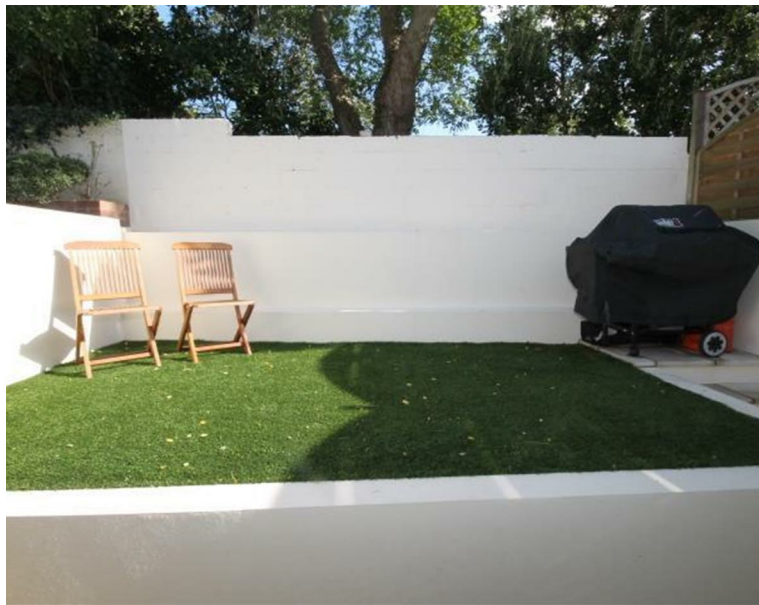
## Directions

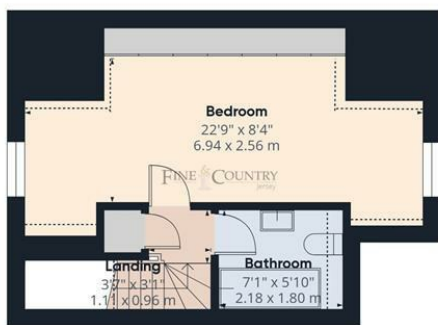
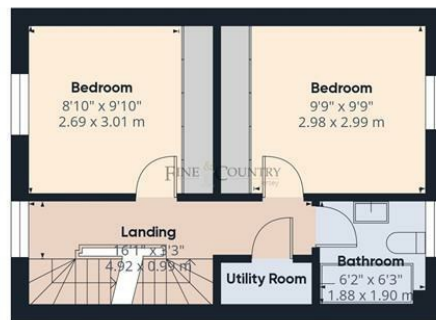
Heading up Hansford Lane Le Garel is on the right 50 meters before the cross roads.











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Jersey

Approximate total area<sup>(1)</sup>1106.2 ft<sup>2</sup>102.77 m<sup>2</sup>

Reduced headroom

30.68 ft<sup>2</sup>2.85 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

## 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.

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