



FC124

**ROCKVILLE NO 2 BEAULIEU PARK, ST. SAVIOURS
ROAD, ST. HELIER, JERSEY, JE2 4RN**

Asking Price

£1,180,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - We are pleased to introduce Rockville, a splendid semi-detached house located just off St Saviod Road, providing excellent access to local schools and a short stroll to the town centre. This property is ideal for modern family living, offering a harmonious blend of space and comfort.

Upon entering the ground floor, you will find a seamless flow between the reception rooms, perfect for both entertaining and family gatherings. The fully equipped kitchen with island unit features a breakfast bar and dining area, which opens out to both a charming front terrace and a delightful sunroom at the rear. The first lounge area, enhanced by bi-folding doors, connects beautifully to the rear garden, while double doors lead to a generously sized second lounge, creating an inviting atmosphere. A conveniently located downstairs cloakroom completes this level.

Ascend the bespoke stairwell to the first floor, where the principal bedroom awaits, complete with a walk-in wardrobe and an ensuite bathroom. Two additional double bedrooms, each fitted with wardrobes, share a spacious house bathroom, ensuring ample accommodation for family and guests. The second floor boasts another sizeable double bedroom with an ensuite, complemented by a south-facing balcony that offers lovely views over the town.

Externally, the property features a well-equipped utility room attached to the garage, and powered electric gates provide access to a patio area suitable for two vehicles if required. The current owners have thoughtfully designed a low-maintenance garden that conveniently links to the rear lounge, enhancing the outdoor living experience.

Rockville presents an exceptional opportunity for families to live and grow in a spacious and versatile home with easy access to all town amenities. We invite you to contact the vendor's sole agent to arrange a viewing and explore the potential this property has to offer.

Outside

Close to all amenities, Main island schools and town centre a short 10 minute walk

Parking for 4 cars (garage and off road).

Secure rear garden

Services

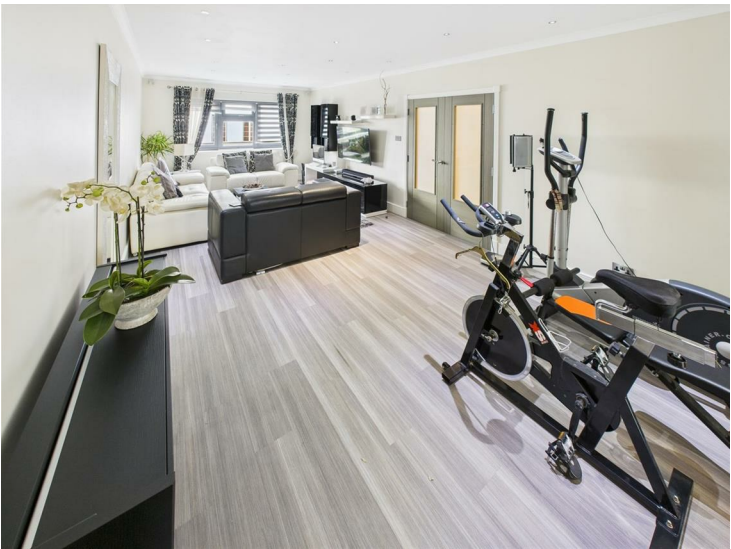
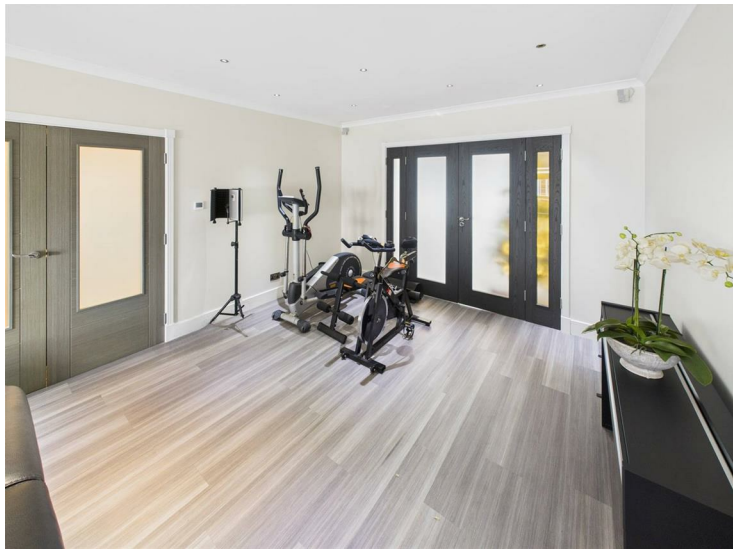
All mains services (except gas)

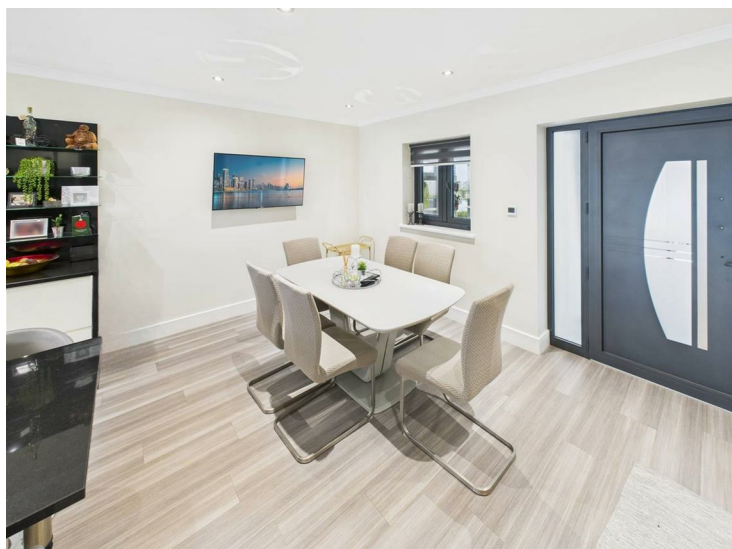
Electric heating, fully double glazed

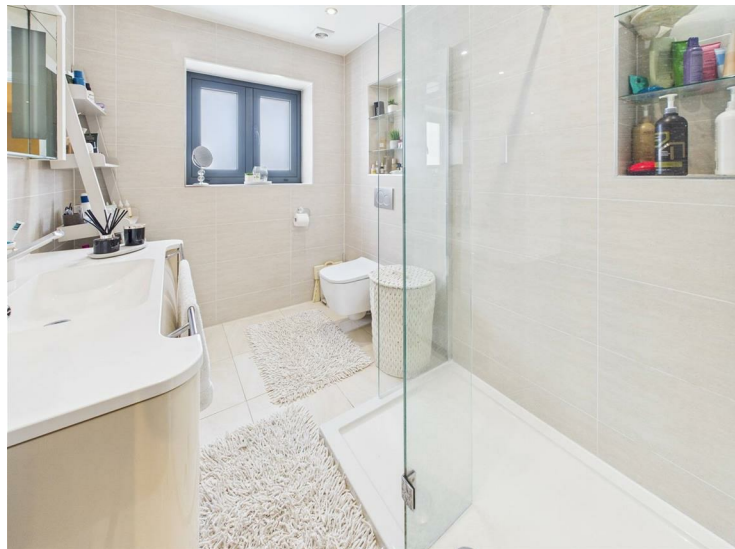
Directions

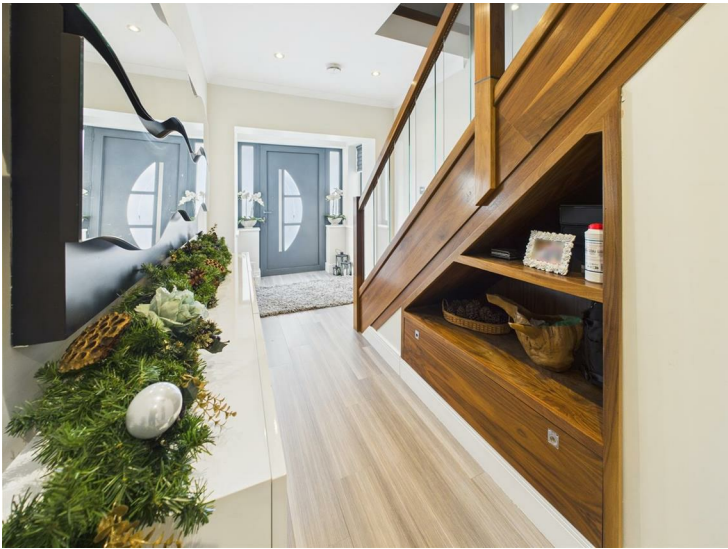
Travelling along St Saviours Road, Rockville is virtually opposite the filter turn town to Grande Marche/town

















Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

FINE & COUNTRY
Jersey

Approximate total area⁽¹⁾

2878 ft²

267.3 m²

Balconies and terraces

580 ft²

53.9 m²

Reduced headroom

257 ft²

23.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Call us on

01534 888855

jersey@fineandcountry.com

www.fineandcountry.je

5 King Street, St Helier, Jersey, JE2 4WF

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.

FINE & COUNTRY
JERSEY