



**5 Byron Lane, St Helier, Jersey, JE2 4LG**  
**£595,000**

## Byron Lane, St Helier, JE2 4LG

### Two Bedroom Cottage with Separate Studio Apartment | Freehold

This charming cottage is a rare find with the opportunity to buy a property with a self contained one bedroom studio with its own private entrance, ideal for generating additional income or providing independent accommodation for a family member.

Tucked away behind gates on a quiet one way lane, the main cottage is full of character. It comprises two double bedrooms, a welcoming living room, a separate dining room, a modern fitted kitchen and bathroom. Cont'd....

The detached studio apartment is thoughtfully designed with open-plan living and kitchen space, along with a separate shower room: all offering complete privacy from the main residence. Externally, the property benefits from a private gated courtyard providing tandem parking for two vehicles. There is also scope to create an attractive garden or outdoor entertaining area, making the most of the available space. A versatile and unique home that combines charm, practicality, and investment potential.

Would you like to know what your own home is worth?  
If you would like a free verbal valuation please do not  
hesitate to contact us on 87 97 87

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

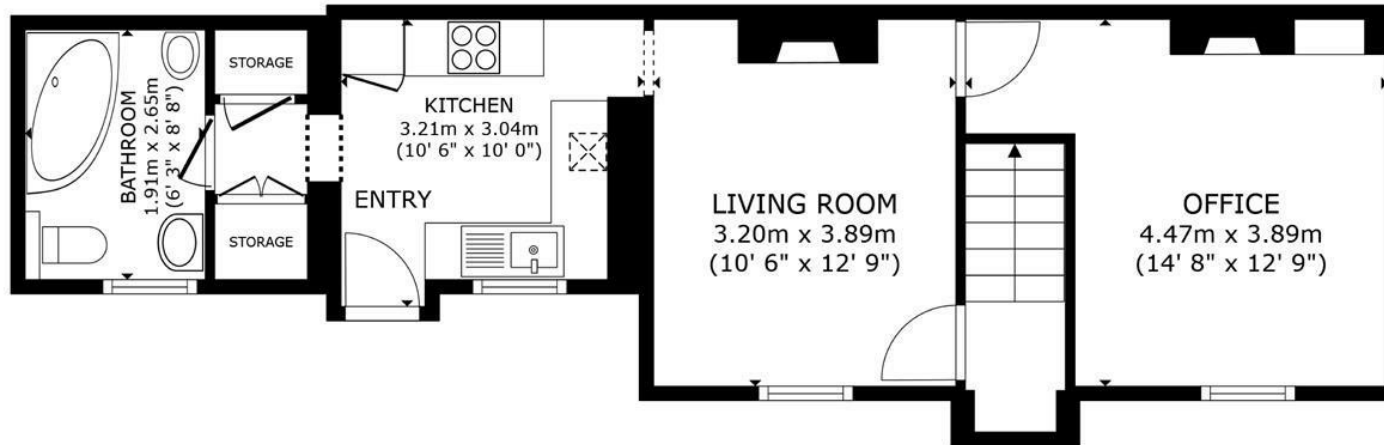
### ANTI MONEY LAUNDERING REGULATION

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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

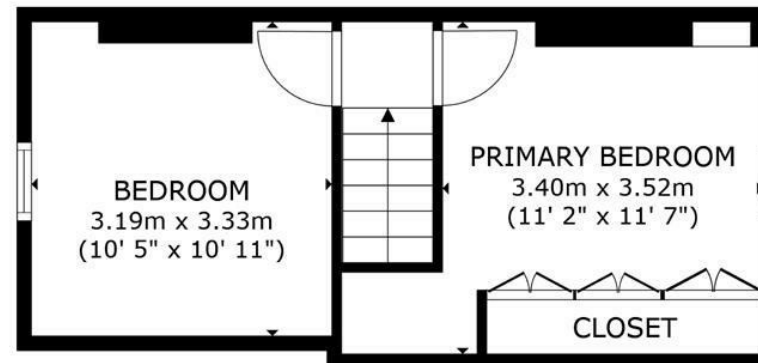
### FREE VALUATION







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 49.0 m<sup>2</sup> (527 sq.ft.) FLOOR 2 26.3 m<sup>2</sup> (283 sq.ft.)  
 TOTAL : 75.3 m<sup>2</sup> (810 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

