



**Duquesa 3a Tunnell Street, St Helier, Jersey, JE2 4LU**  
**£599,000**



### 3a Tunnell Street, St Helier, JE2 4LU

A charming cottage, beautifully brought back to life. This two-bedroom home has been refurbished to a high standard, offering stylish, comfortable living. On the ground floor, a bright sitting room flows into an open-plan kitchen and dining area — perfect for relaxed everyday living. A separate study makes working from home from easy.

Upstairs, there are two good-sized bedrooms with the principal bedroom offering the possibility of a private balcony, subject to planning permission. Floored loft storage, driveway parking, and a quality finish throughout complete the picture — a home that's as practical as it is lovely.

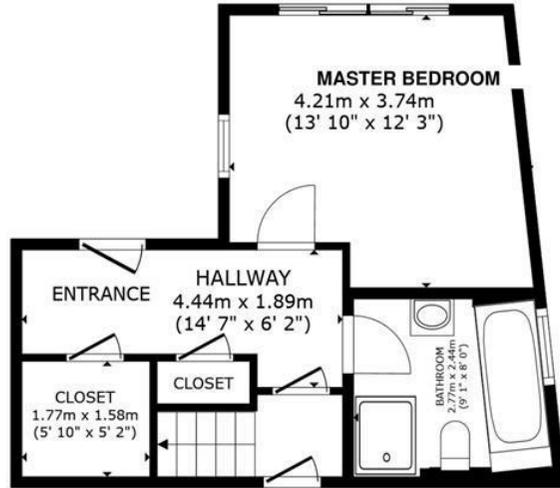
#### VIEWING

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.

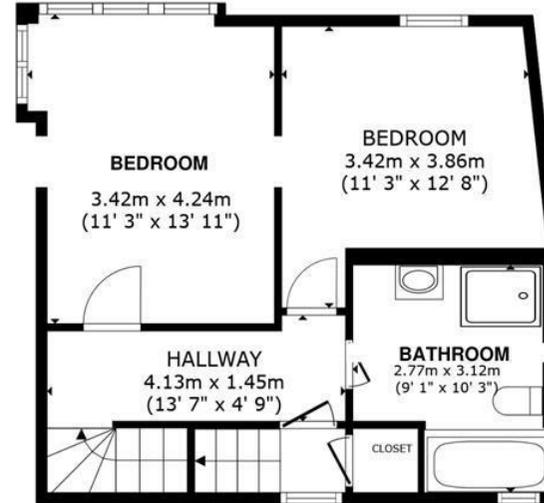
#### ANTI MONEY LAUNDERING REGULATION

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

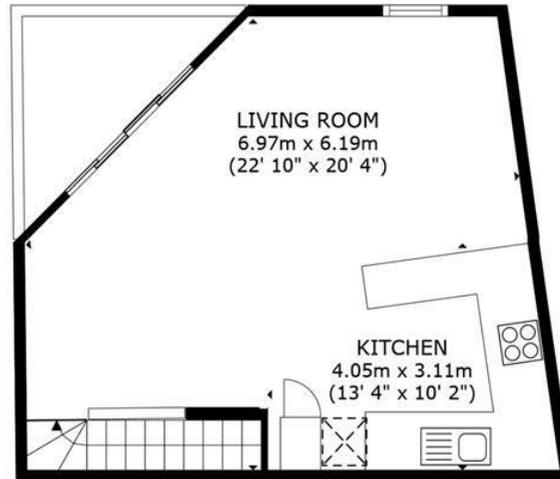




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 35.1 m<sup>2</sup> (378 sq.ft.) FLOOR 2 44.4 m<sup>2</sup> (478 sq.ft.) FLOOR 3 38.6 m<sup>2</sup> (415 sq.ft.)  
 EXCLUDED AREAS : BALCONY 4.4 m<sup>2</sup> (48 sq.ft.)  
 TOTAL : 118.1 m<sup>2</sup> (1,271 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

