

INTRODUCING

11 Kings View, Upper Kings Cliff, La Pouquelaye, St Helier, JE2 3GP



Connecting People & Property Perfectly.

Located on the town outskirts this charming family home is set in a elevated position. This property is meticulously maintained and presented in pristine condition, for comfortable living.

The accommodation comprises of a spacious sitting/dining room with functional fireplace, perfect for cozy gatherings with family and friends. A fully fitted kitchen equipped with modern appliances. With the added benefit of a utility room with garden access for laundry and storage purposes.

Three generously sized bedrooms with large windows allowing plenty of natural light. A well-appointed house bathroom with plenty of storage.

Stepping outside, the property reveals a delightful patio and garden area, offering ample space for outdoor relaxation and entertaining. Additionally there is a garage and parking area accommodating up to three cars which ensures convenience and ease of access.

Strategically situated in close proximity to schools, supermarkets such as Waitrose and just a short distance from the town centre this property is in an excellent location.

A great family home.

Price £735,000 | Qualified | Freehold



PROPERTY ID: 2549



WILSONS  Knight Frank





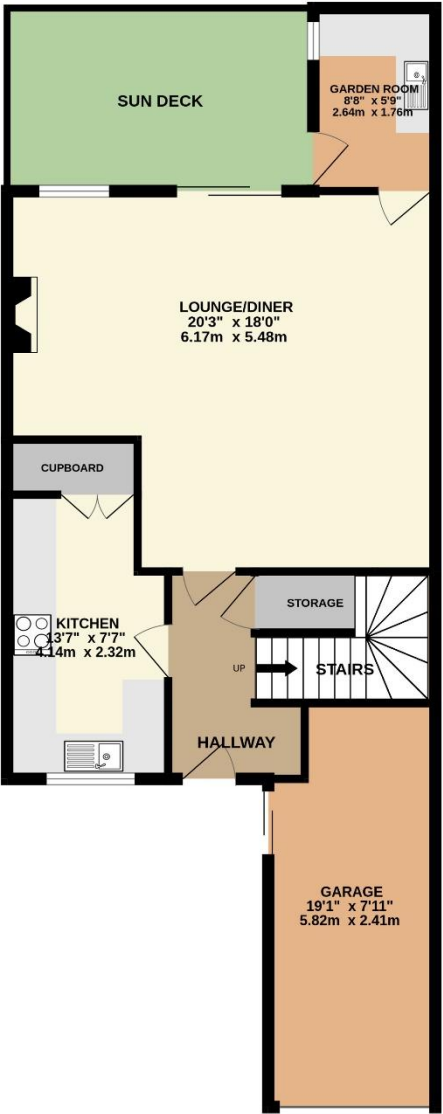




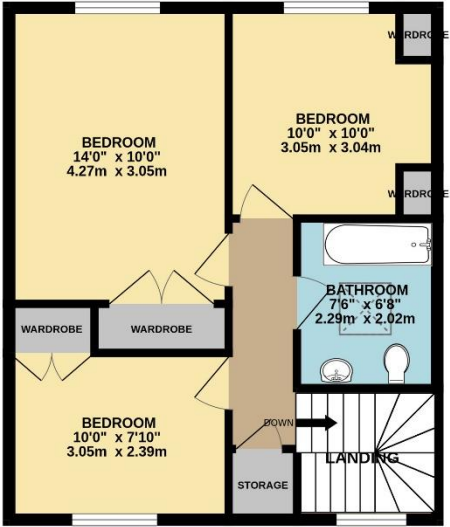




GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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SERVICES

Mains water
Mains drains
Oil central heating
Double glazed

DIRECTIONS

Proceed up La Pouquelaye turn left into Upper Kings Cliff at the top turn right into Kings View and the property is 2nd from the end on the right.

ANTI MONEY LAUNDERING

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. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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