

INTRODUCING  
St Annes Lodge, West Hill, St Helier, JE2 3HB



Connecting People & Property Perfectly.

Detached four bedroom house, accessed via a private gated driveway and in an elevated position with stunning sea views. The property underwent complete refurbishment in 2017 by its current owners and has been finished to a very high standard. Internally the ground floor reception space comprises of three excellent rooms, exceptional open plan eat in kitchen with breakfast bar, dining room and spacious lounge. All benefiting from Bi-fold or sliding doors to the extensive sun terraces and views beyond. A separate utility, feature wine storage and study/office complete the ground floor. On the first floor of the property are two double bedrooms a house bathroom with walk in shower and a bedroom en suite complete with dressing area. The master bedroom suite is on the top floor with an open plan dressing room and access onto a large balcony with enviable sea views. Externally St Anne's Lodge is surrounded by mature gardens with extensive terrace areas and is very private. There is a lower ground floor basement which is currently utilised as a games room/storage area. Double garage and parking for circa six cars.

- **Detached four bedroom family home**
- **Elevated position with sea views**
- **Totally refurbished in 2017 by current owners**
- **Mature gardens and very private**
- **Double garage and parking for circa six cars**
- **Quietly located just minutes from town**

**Price £2,500,000** | Qualified | Freehold



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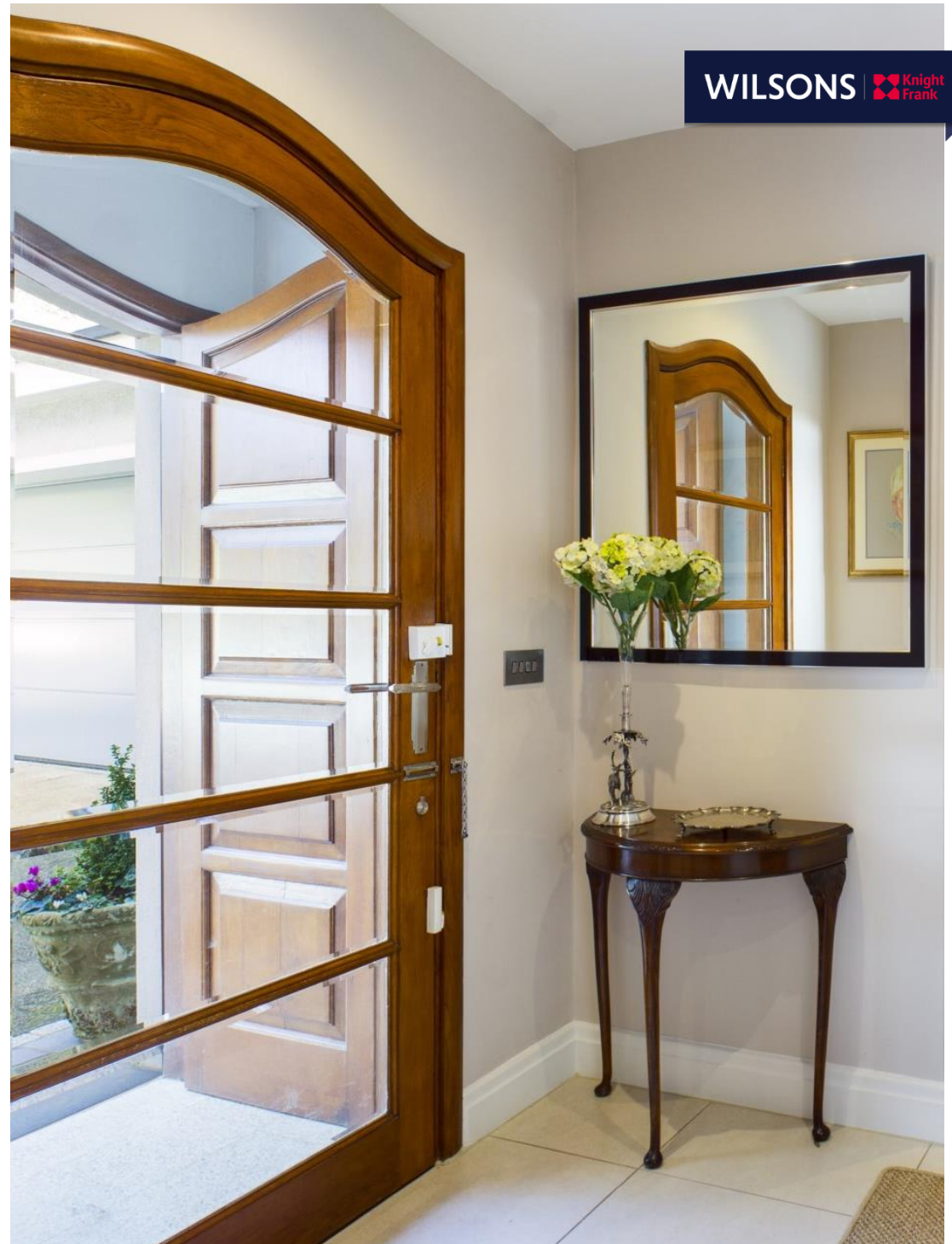


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PROPERTY ID: 3125











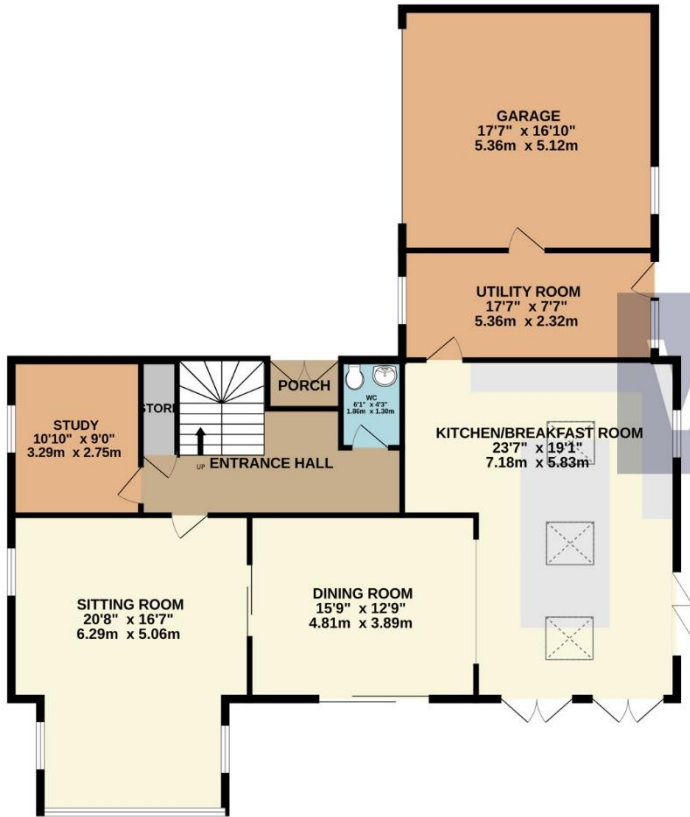




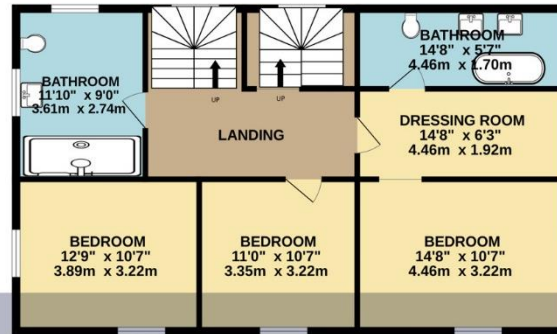




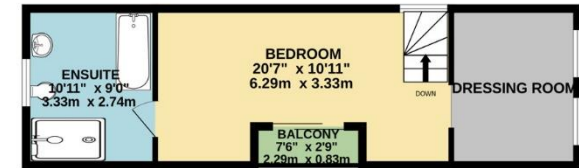
GROUND FLOOR  
1623 sq.ft. (150.8 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



2ND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 2883 sq.ft. (267.8 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
- OFCH
- Gas hob for cooking
- Double glazed
- UF heating in kitchen dining room and bathrooms

### 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.

Call: +44 (0) 1534 877977  
Email: office@wilsons.je

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