

INTRODUCING

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



Connecting People & Property Perfectly.

Excellent three bedroom family home situated on the outskirts of town in an elevated position, in need of renovation/modernisation throughout.

Offering spacious accommodation including a large sitting room overlooking the garden, open plan to the kitchen, with a separate study and cloakroom. The first floor provides three bedrooms, house bathroom and large 20 ft sun terrace with rooftop views.

To the back of the property is an enclosed mature garden and parking to the front for two cars plus an integral single garage.

- Renovation project
- Three bedrooms
- Spacious living area
- 20ft south facing sun terrace
- Enclosed garden
- Single garage and parking

**Price £580,000** | Qualified | Freehold



2



3



1



2

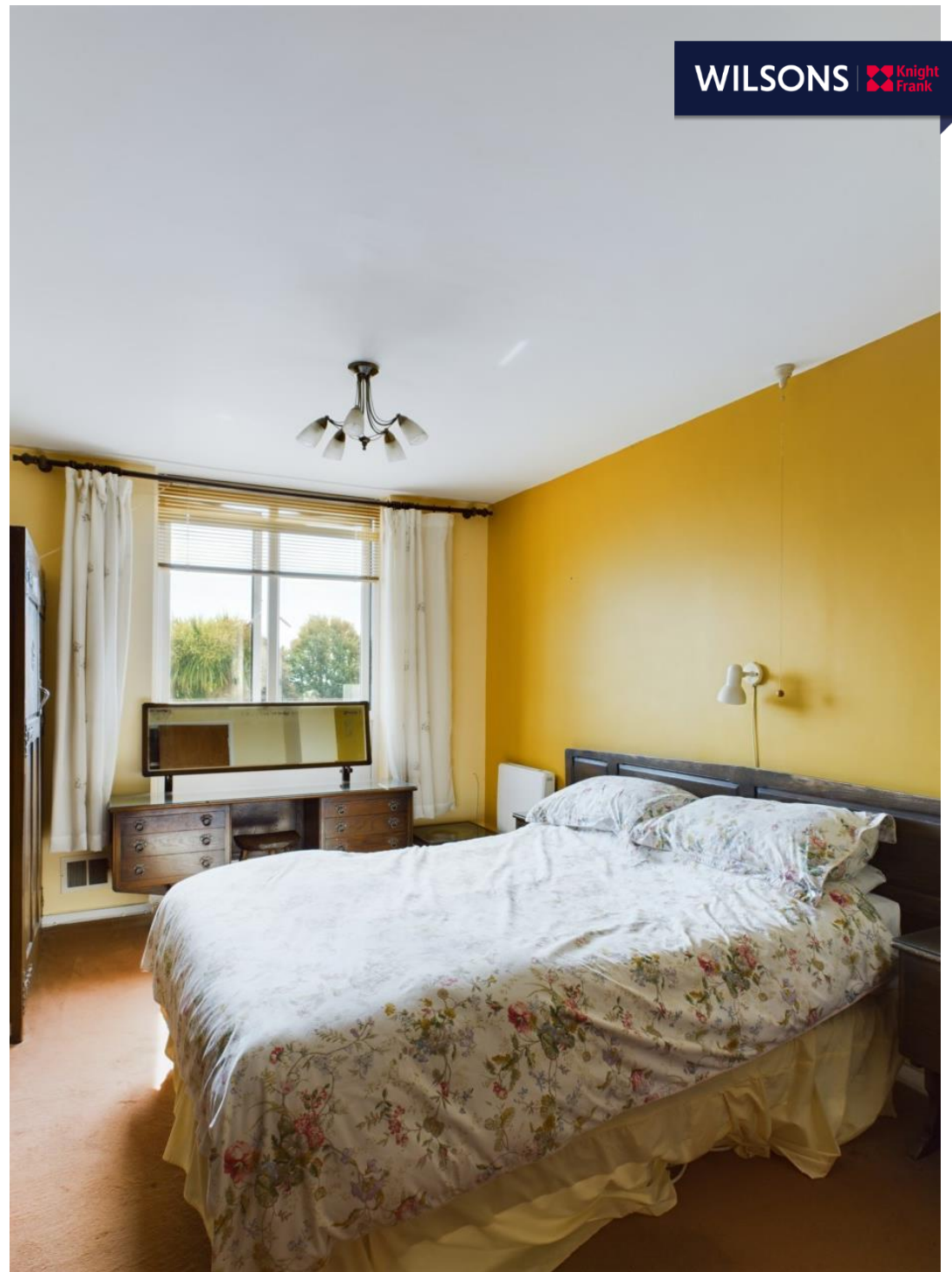
PROPERTY ID: 3252





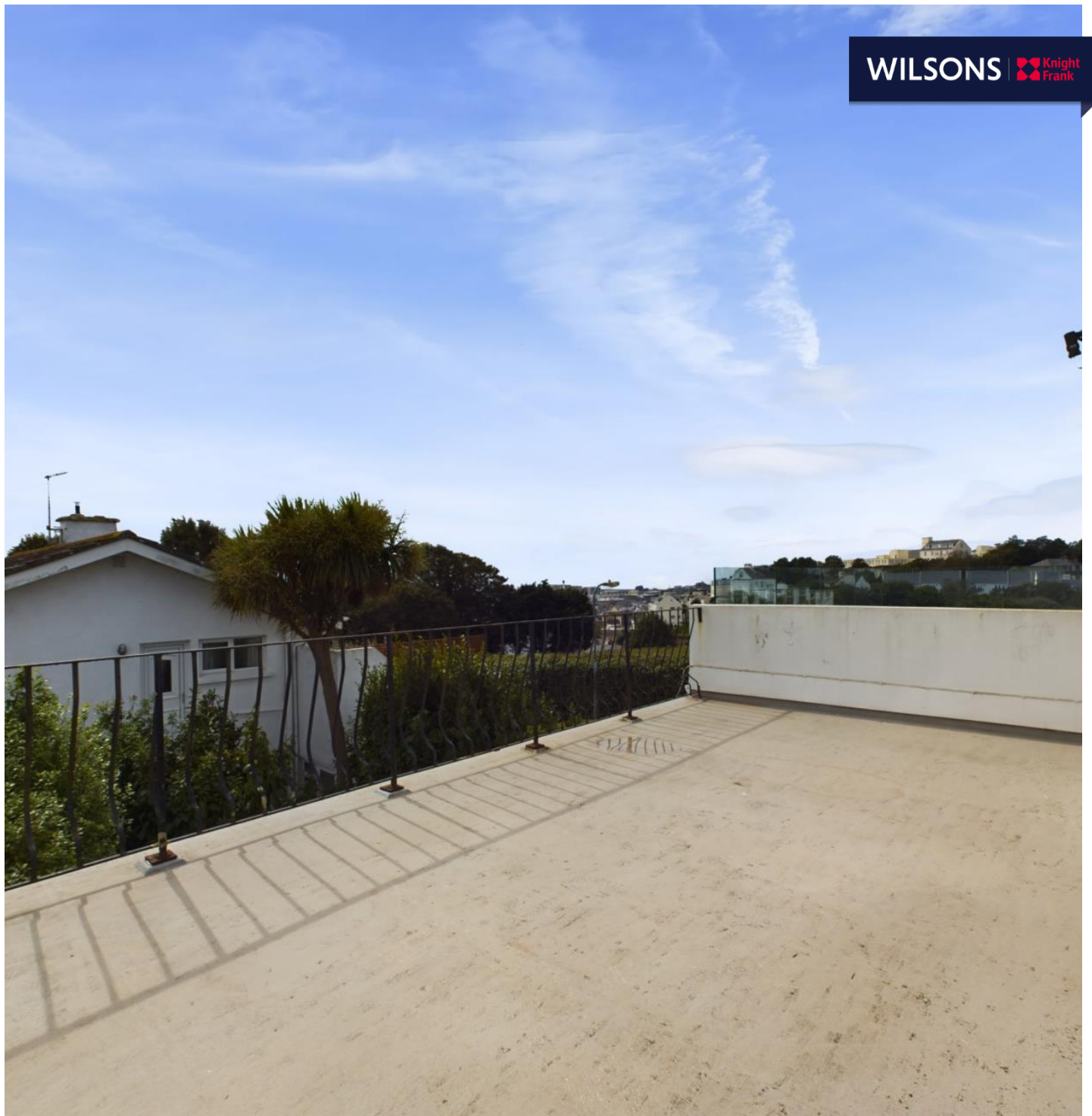


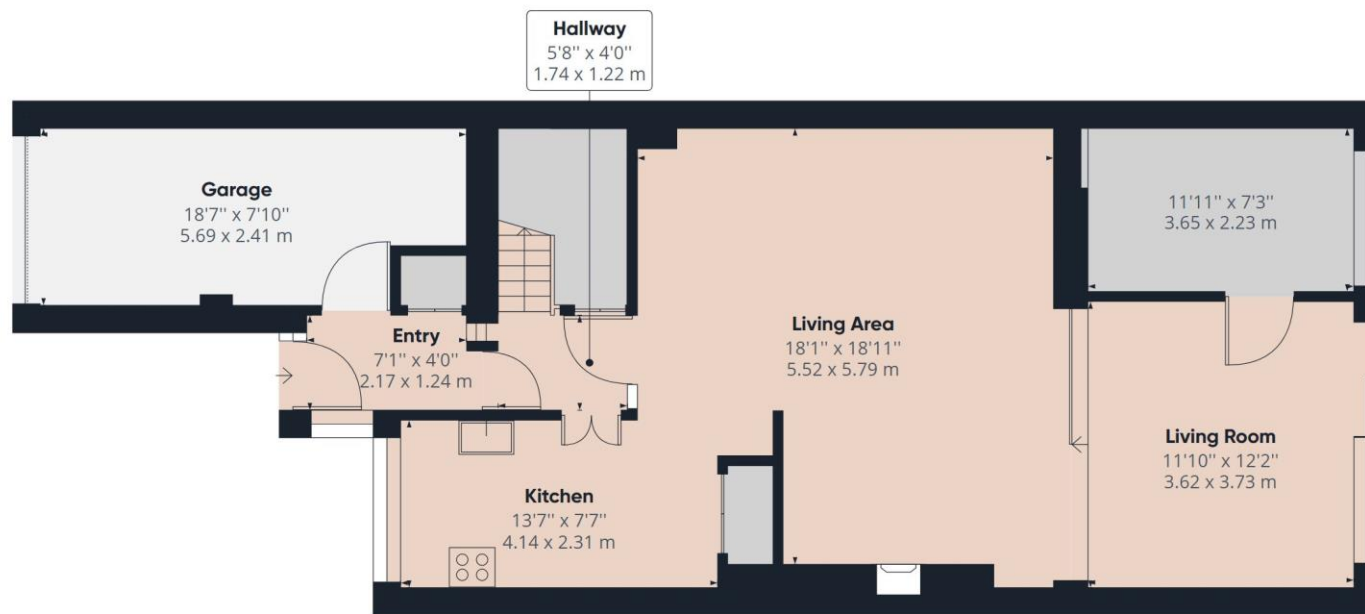




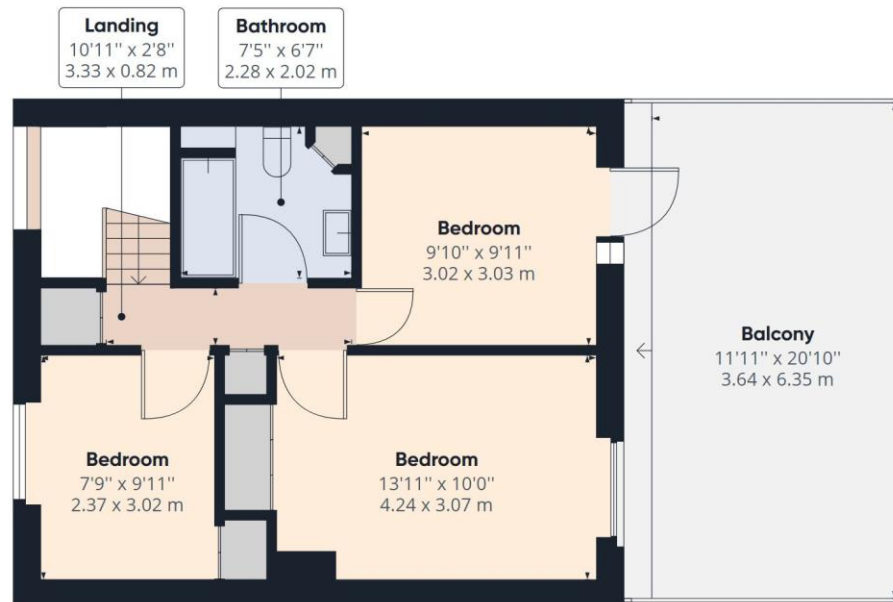








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1366.04 ft<sup>2</sup>

126.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



## SERVICES

Mains water  
Mains drains  
Electric heating  
Double glazing

## DIRECTIONS

Proceed up La Pouquelaye, turn left into Upper Kings Cliff. King's View is at the top of the road on the right hand side.

## 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](mailto:office@wilsons.je)

**WILSONS** |  **Knight Frank**

[wilsons.je](http://wilsons.je)

