

INTRODUCING
13 Vauxhall Street, St Helier, JE2 4TJ



Connecting People & Property Perfectly.

New to the market is this terraced 19th century townhouse, part of an imposing pair on the street, which retains original exterior and interior features including a rare lattice porch. Positioned on a quiet one way street with easy access into town and consisting of over 2200 sq ft of accommodation the property would suit someone looking for a renovation/project to create a substantial family home, home with income or to convert in multiple units (subject to the necessary planning requirements)

Split over three floors the property briefly comprises of three receptions and small kitchen on the ground floor, three bedrooms and two bathrooms on the first floor, and another two bedrooms and kitchenette on the second floor.

To the rear of the property there is an enclosed sizeable walled garden and small outbuilding which could be utilised as storage or outside utility room.

The property is a grade 3 listed building.

- **Victorian townhouse**
- **Five bedrooms/Three receptions**
- **In need of modernisation**
- **Potential to convert (subject to planning)**
- **2200sq ft of accommodation**
- **Enclosed walled garden**

Price £695,000 | Qualified | Freehold



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PROPERTY ID: 3377





BRUSSELS PLACE









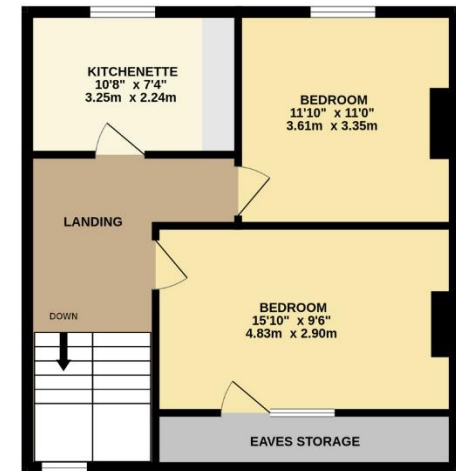
GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



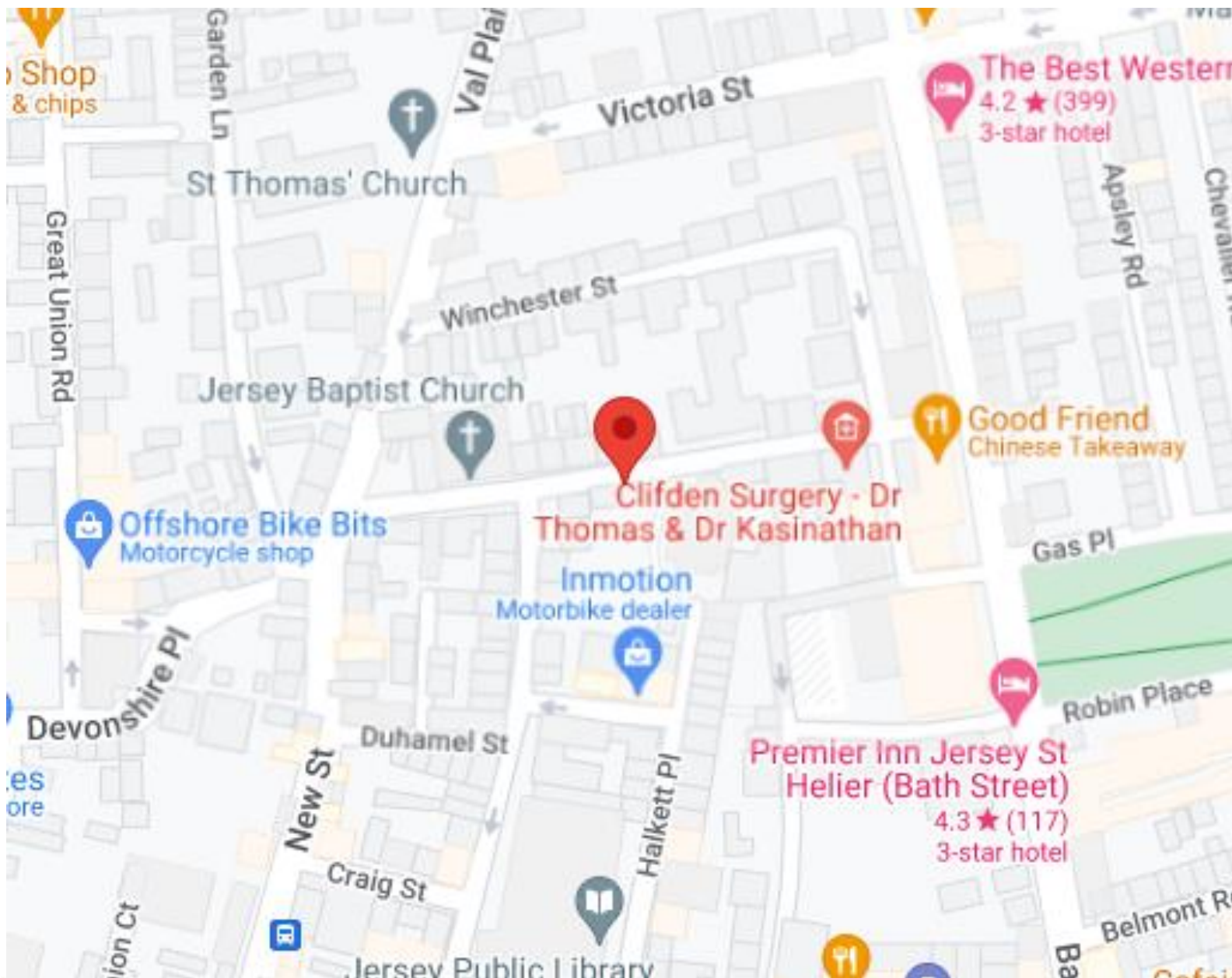
2ND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 2205 sq.ft. (204.8 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
Mains Gas (cooker only)
Electric heating
Double Glazing
Grade 3 listing

DIRECTIONS

On foot from David Place, walk into Vauxhall Street, property is approx 300m on the RHS

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

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

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