

INTRODUCING
Le Grenier, 28 Devonshire Place, St Helier, JE2 3RD



Connecting People & Property Perfectly.

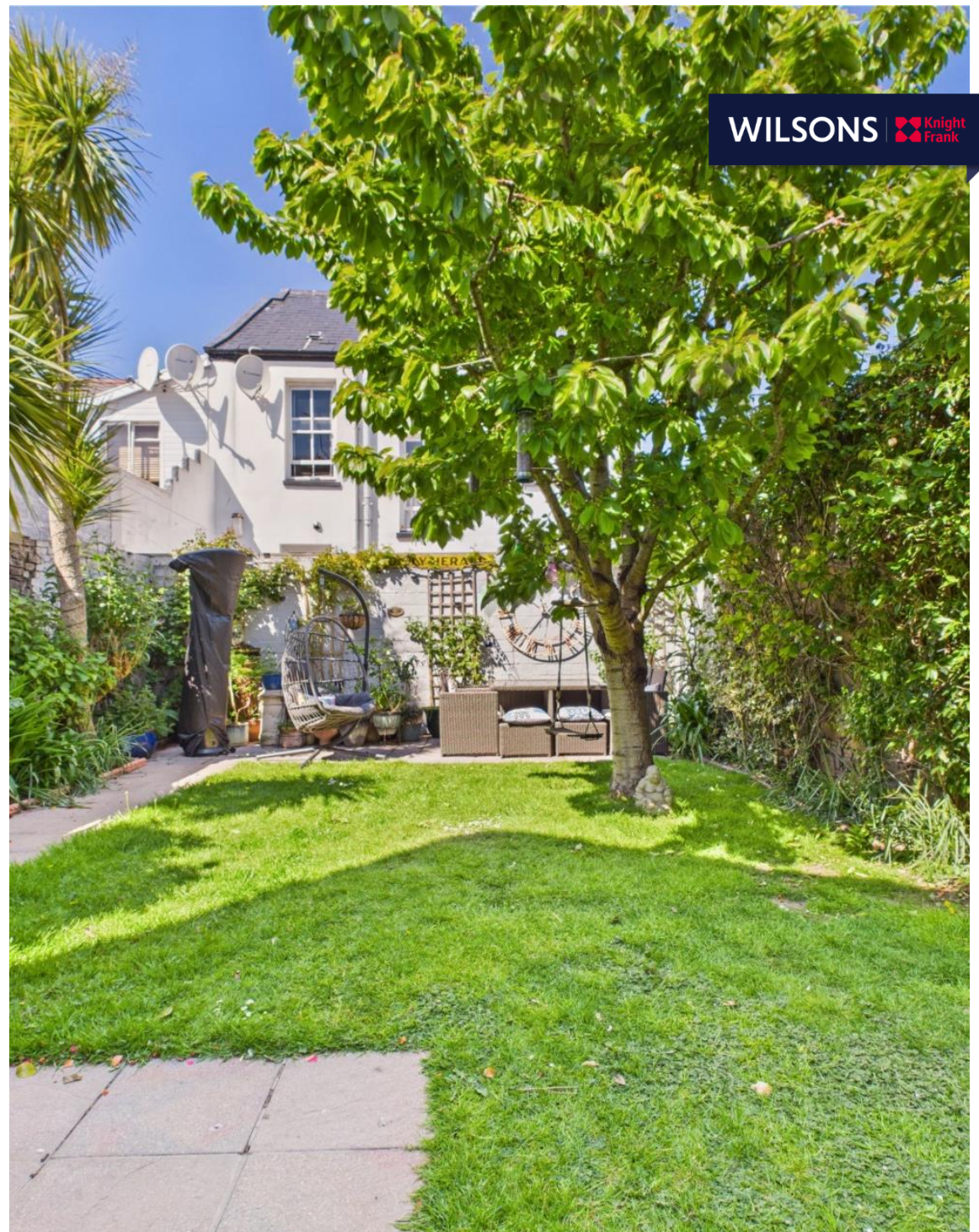
This charming and deceptively spacious townhouse is brimming with personality and offers excellent proportions throughout with 2700 sq ft of accommodation. Boasting two elegant reception rooms and a generous eat-in kitchen, the home is perfectly suited to both family life and entertaining. Accommodation comprises four spacious double bedrooms, a dedicated study/ home office, and three bathrooms, including en-suite to the principal bedroom. The top floor also provides a kitchen, giving the option for a lodger or older child's own space on this floor. Adding to its versatility, the property includes an attached one bedroom bijou cottage with separate access from the main house, ideal as guest accommodation, or as an income generating rental. Outside, the delightful enclosed mature garden provides a tranquil setting for outdoor dining and relaxation. This property offers great accommodation and really is a must see.

- **Charming townhouse**
- **Four/five bedroom**
- **Adjoining one bedroom cottage**
- **2700 sq ft of accomodation**
- **Enclosed mature garden**
- **Versatile/multi generational**

Price £835,000 Qualified | Freehold



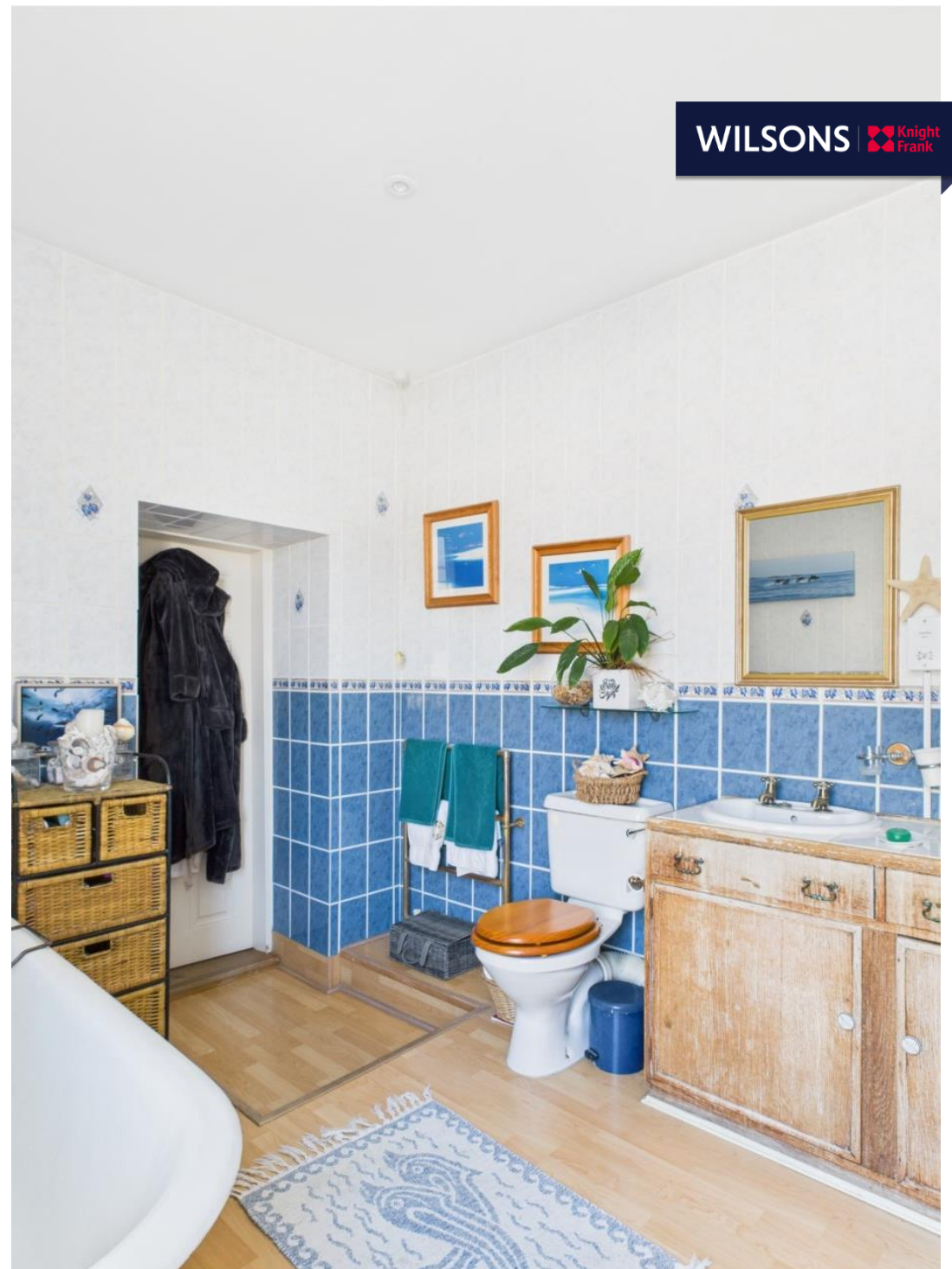
PROPERTY ID: 3593

















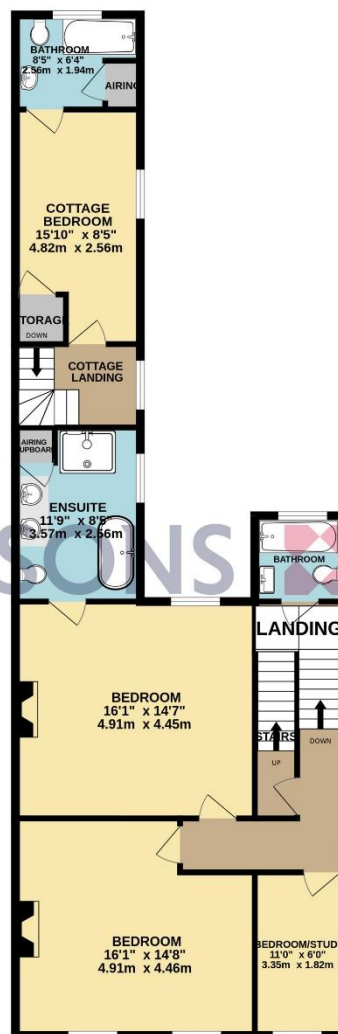




GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

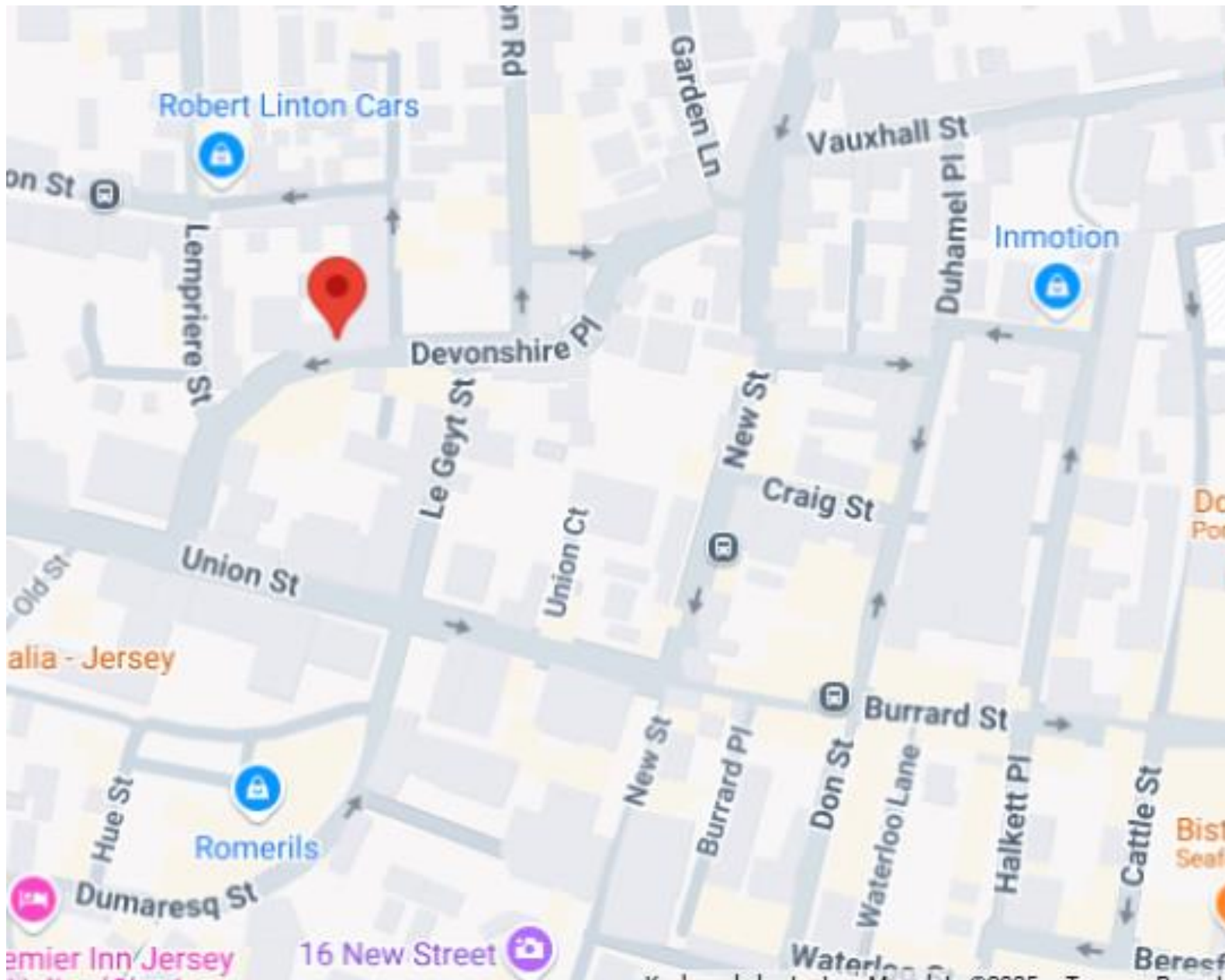


2ND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2702 sq.ft. (251.0 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

Gas fired central heating

Fully double glazed

Grade 3 listing

No parking (residents and public parking nearby)

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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