

INTRODUCING
18 Hautbois Gardens, Bellozane Road, St Helier, JE2 3JJ



Connecting People & Property Perfectly.

Located in a quiet Cul de sac of similar properties, this deceptively spacious home sits on a generous corner plot in the sought after First Tower area. Ideally positioned, it's just a short drive to the town centre, local amenities, and the beach, making it perfect for family living.

The ground floor offers well planned and traditional accommodation, including a bright and airy open plan lounge/diner, a separate fully fitted kitchen, utility room, cloakroom, and a sun room that provides a delightful outlook over the private garden. Upstairs, the first floor features three bedrooms two doubles, both with fitted wardrobes, and a third single bedroom that can also serve as a home office or study, there is also a house bathroom on this level.

Externally, the spacious southwest facing garden enjoys all day sunshine. It is mainly laid to lawn with decked areas ideal for outdoor dining and entertaining with friends and family. A true highlight is the double garage easily accessible from the garden, uncommon in this price bracket, along with two additional driveway parking spaces and ample shared visitor parking within the development.

This home offers the perfect balance of privacy, convenience, and comfort, a must see for growing families looking in a prime location.

- **Semi detached home**
- **Three bedroom/one bathroom**
- **Superb family home**
- **Convenient location**
- **S/W facing garden**
- **Double garage and parking**

Price £685,000 Qualified | Freehold



1



3



1



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PROPERTY ID: 3635



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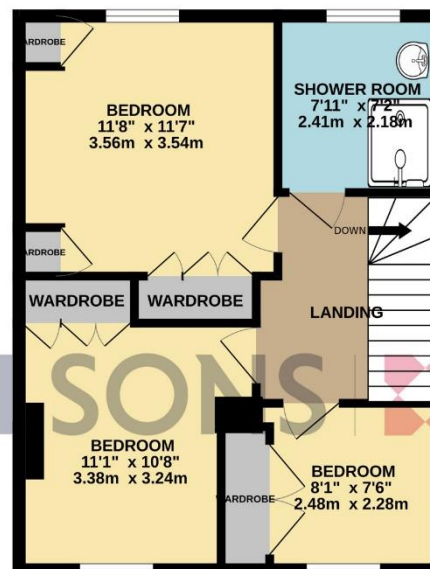




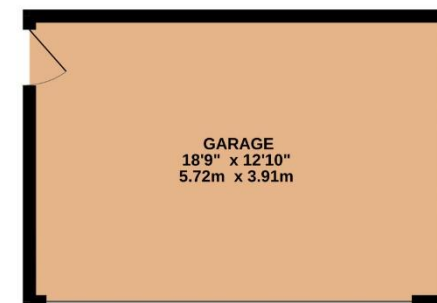
GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (124.0 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

Fully double glazed

OFCH

(£60 per annum to maintenance of development)

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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