



**1 Melbourne Villa Le Breton Lane, St. Helier, Jersey, JE2 4QP**  
**£495,000**

## Le Breton Lane, St. Helier, JE2 4QP

This charming cottage, located on a quiet one-way road on the outskirts of St Helier, is the perfect choice for a first-time buyer looking to step onto the property ladder. Offering fantastic living accommodation for a growing family, the property is priced ideally to meet your needs. It's a much better option than an apartment for some, with no service charges to worry about, providing more freedom and peace of mind. The home features two spacious double bedrooms, a well-appointed house bathroom, and a kitchen with a breakfast bar. The generously sized living room offers a welcoming space with direct access to the low-maintenance garden, which is safely enclosed and ideal for young children to play. A standout feature is the sunny west-facing terrace located on the ground floor, a perfect spot to relax and enjoy the last rays of the day. A brand-new electric heating system has been fitted, ensuring comfort and efficiency throughout the home. Additionally, the patio garden includes a shed for extra storage, and there's a spacious loft for even more storage options. With easy access to all local amenities, this property is ideally located for convenience. Although there is no dedicated parking space, there are two rented parking spots right outside the property available and can be transferred to the new owner. (Two rented parking spaces available at £100 each)

### Services

A brand-new electric heating system

Double glazing

Two rented parking spaces available at £100 each

### VIEWING

Please call Slomans on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### ANTI MONEY LAUNDERING REGULATION

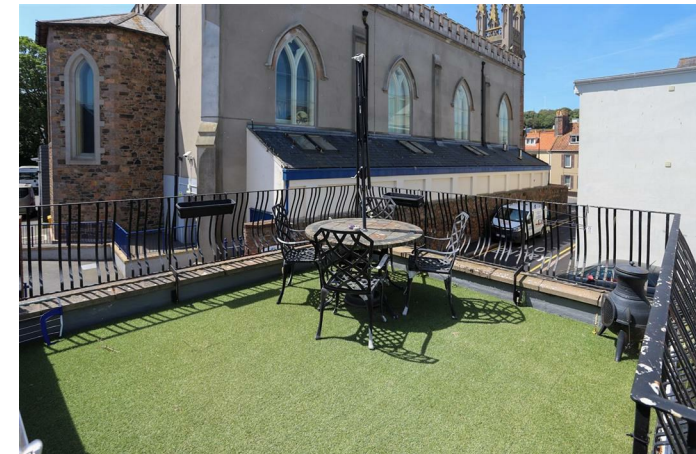
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

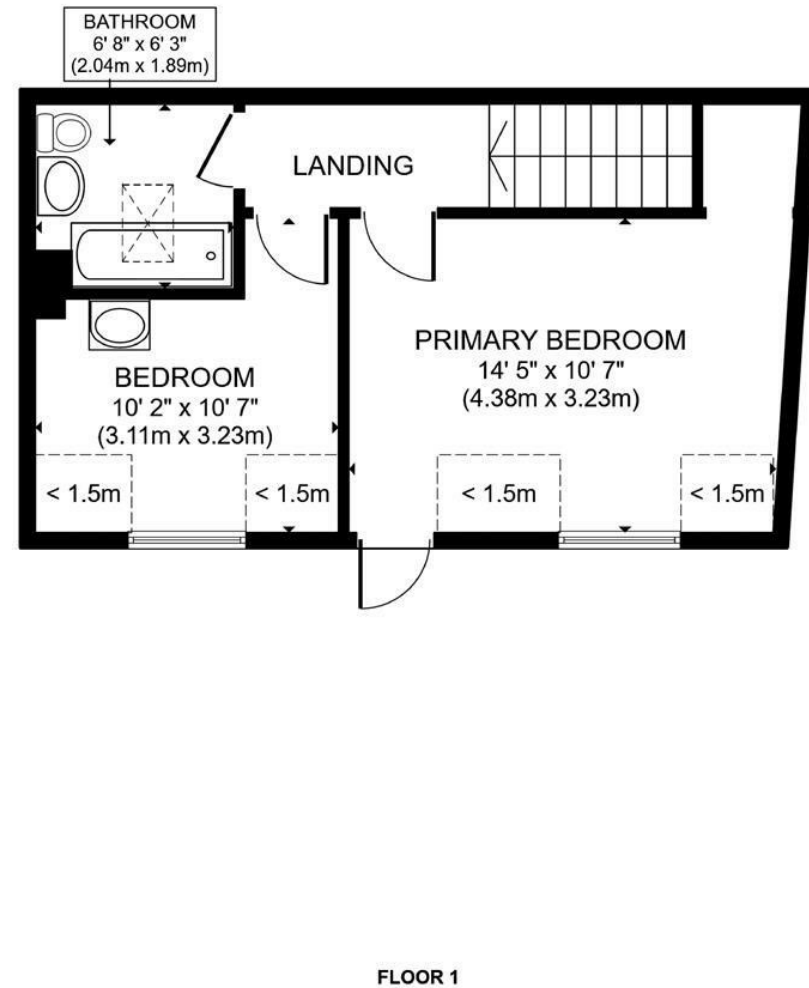
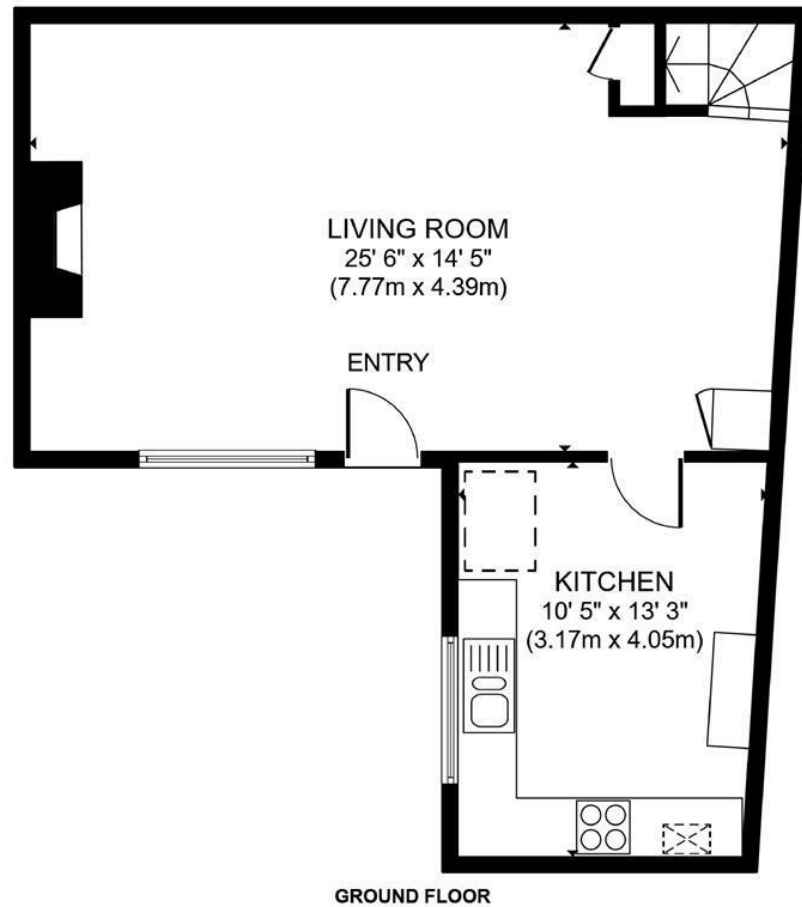
### WHAT3WORDS

///missions.latter.slip

### DIRECTIONS

Walk down St James Street in the direction of La Motte Street. Turn right into Le Breton Lane immediately after the Church and the property is a few yards up on the lhs.





GROSS INTERNAL AREA  
GROUND FLOOR 500 sq.ft. (46.5 m<sup>2</sup>) FLOOR 1 329 sq.ft. (30.5 m<sup>2</sup>)  
EXCLUDED AREAS : REDUCED HEADROOM 36 sq.ft. (3.3 m<sup>2</sup>)  
TOTAL : 829 sq.ft. (77.0 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

