

4 Aubin Place

Aubin Lane


HYDE PARK
DONNER
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4 Aubin Place, Aubin Lane, St Saviour, JE2 7PP

Situated in St Saviour, this modernised three bedroom townhouse offers flexible living space, private outdoor areas and convenient access to St Helier and the beach. The town centre is around a 15 minute walk via Howard Davis Park, with the beach approximately 10 minutes away. Local shops, amenities and schools are also within easy reach.

The ground floor comprises a spacious open-plan kitchen, dining and sitting area, with doors opening onto an enclosed private terrace ideal for entertaining. A third bedroom on this level offers useful flexibility as a guest room, home office or additional living space. There is also a convenient cloakroom.

Upstairs, the principal bedroom has fitted wardrobes, an en-suite shower room and access to a private west-facing balcony. A second bedroom with fitted wardrobes and the house bathroom completes the first floor.

Outside, the property benefits from gated undercover parking for three cars as well as a separate store.



Parish: St Saviour

Qualification: Qualified

Tenure: Flying Freehold

Price £725,000





- Three spacious bedrooms, two bathrooms
- Open-plan kitchen, dining and sitting area
- Enclosed private terrace and separate west-facing balcony
- Gated undercover parking for three cars
- 10 minute walk to the beach & 15 minute walk into town
- Local shops, amenities and schools within easy reach




Knight Frank


HYDE PARK


2015







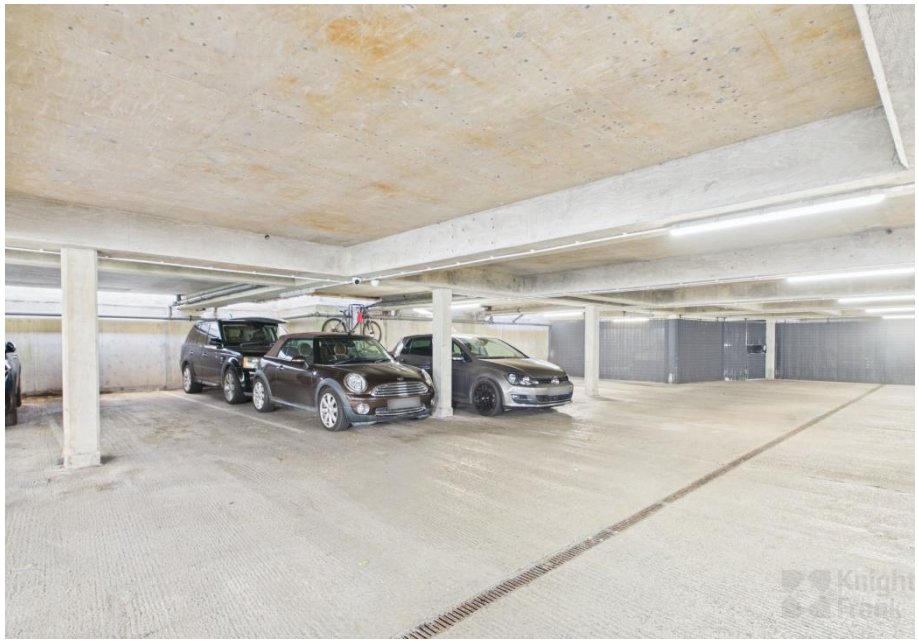









AUBIN PLACE





Ground Floor





Floor 1

Approximate total area(1)

1100 ft²

102.2 m²

Balconies and terraces

279 ft²

25.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Mains drains and water

Gas central heating

Double glazed

Service Charge

£150 per month covering building insurance, communal electricity and water in the garage, and a sinking fund for exterior painting.

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Knight Frank Jersey

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