

**TROYS**

SALES | RENTALS | MANAGEMENT

8 Kingsview

Upper kingscliff, St Helier,

**£630,000**





## 8 Kingsview

Upper kingscliff, St Helier,

Occupying a quite elevated position on the outskirts of St Helier, Troys are pleased to offer this deceptively spacious home. Requiring total renovation throughout, the interior offers plenty of flexibility to either reconfigure or renovate the current layout. The home currently comprises a large open downstairs space with a kitchen area and main lounge offering plenty of entertaining space along with glass sliding doors leading out to a suntrap garden. There is also a separate room that could be used as an office or bedroom. On the first floor, there are 3 double bedrooms and house bathroom. The Primary bedroom has a door that opens onto a large south facing roof terrace that offers all day sun and distant views. To complete this spacious home is a single garage along with parking for one car.

Viewing comes highly recommended by the vendors sole agent in order to appreciate the size and the flexible refurbishment opportunity this home presents.

**Porch**  
7'8" x 4'1" (2.36 x 1.26)

**Hallway**  
7'6" x 3'11" (2.3 x 1.2)

**Kitchen**  
7'6" x 14'1" (2.3 x 4.3)

**Lounge**  
31'5" x 19'0" (9.6 x 5.8)

**Office**  
7'10" x 12'1" (2.4 x 3.7)







Upstairs Landing  
10'9" x 2'7" (3.3 x 0.8)

Bedroom 1  
10'2" x 8'2" (3.1 x 2.5)

Bedroom 2  
10'2" x 13'1" (3.1 x 4.0)

Bedroom 3  
10'5" x 9'10" (3.2 x 3.0)



Roof Terrace  
12'5" x 20'8" (3.8 x 6.3)





## Floor Plan



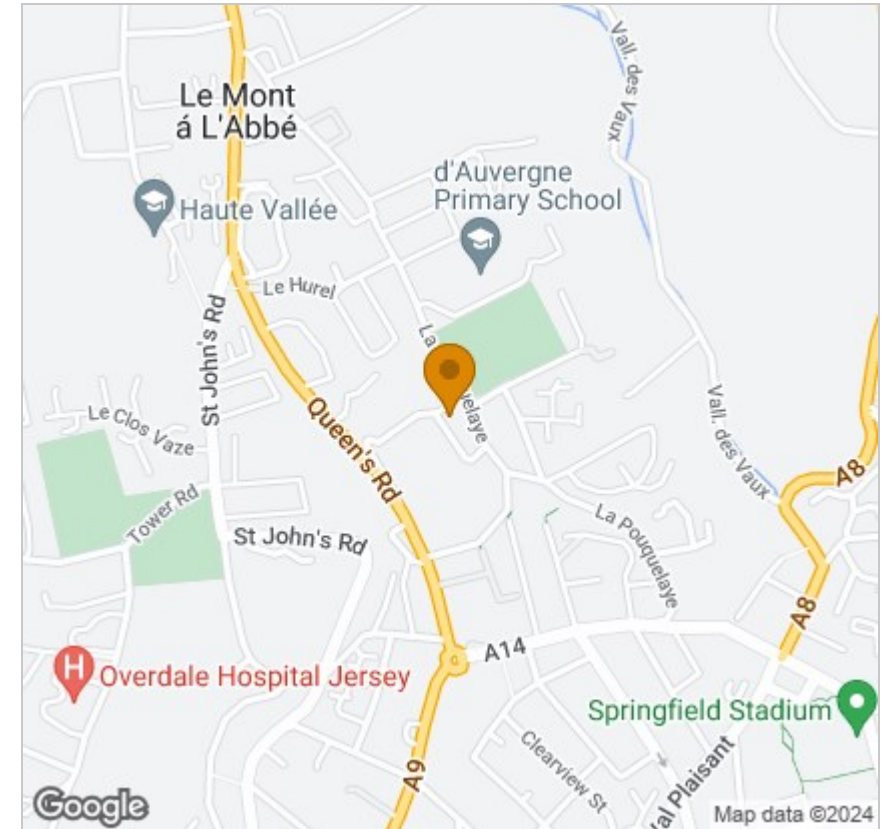
## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

