



Type: **Flat**

Location: **St. Marys**

Price: **£375,000**

Bedrooms: **2**

A LIGHT & AIRY UPPER FLOOR PENTHOUSE APARTMENT, BENEFITTING FROM DELIGHTFUL LANDSCAPED GARDEN, BALCONY AND SEA VIEWS.

THIS WELL-PRESENTED PROPERTY, SITUATED IN AN ELEVATED POSITION ON THE EDGE OF HUGH TOWN, OFFERS SPACIOUS ACCOMMODATION COMPRISING WELL-FITTED MODERN KITCHEN, DOUBLE ASPECT LOUNGE / DINING ROOM AND TWO DOUBLE BEDROOMS, EACH WITH ITS OWN EN-SUITE BATHROOM. MATURE TERRACED GARDEN WITH SEA VIEWS.

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

Upper Jacksons is situated on Jacksons Hill, a private no-through road located on the outskirts of Hugh Town. It is just a short walk from the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers, yet away from the noise associated with a town centre location.

Situated on the upper floor of a modern, detached property, Upper Jacksons enjoys sea and island views, bright & airy living space, full-width balcony and a delightful terraced garden, well-screened from its neighbours.

The property has electric heating and low-maintenance uPVC double glazing throughout. It is well-appointed internally, having attractive fitted kitchen, wood floors in all rooms and en-suite facilities. It has been used in recent years as a successful holiday letting property, but would be equally suitable as a main residence.

Viewing highly recommended.

## ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

Approached from Jacksons Hill, several flights of paved steps lead up the left hand side of the property to the rear garden. Raised timber decked area, providing outside seating adjoining the house, with steps to double doors opening into:

### KITCHEN 4.06m x 3.05m

A well-appointed modern kitchen fitted with an ample range of wall and base units having painted wooden panelled doors and drawer fronts, beech-effect Formica worksurfaces and attractive blue & white ceramic tiled splashbacks. Inset 1½ bowl sink unit with brass mixer tap. Integrated appliances include fridge freezer, double electric oven and stainless steel electric hob with stainless steel canopy extractor over. Slot-in washing machine / tumble dryer. Four ceiling downlights and under-pelmet lighting. Ample power points. Broom cupboard also housing factory-lagged hot water cylinder with dual immersion heaters.

### LOUNGE / DINING ROOM 6.13m x 4.79m

A bright and airy double-aspect room overlooking Porthmellon Beach to the North, around the Lower Moors to Old Town in the South-East. Imitation chimney breast having raised terracotta tiled hearth and painted wooden mantle, fitted with cast-iron stove-effect electric heater. Door leading out on to full-width balcony, from where steps lead down directly to the main approach to the property, providing a second means of access. Useful cloaks cupboard also housing the electricity consumer units. Eight ceiling downlights, five plaster wall uplighters and ample power points. Door to:

### BEDROOM ONE 5.10m x 2.80m

A bright, double-aspect room, having walk-in wardrobe and fitted with five ceiling downlights and wall-mounted programmable electric heater and ample power points.

**En-suite Bathroom** 2.36m x 1.76m, fitted with a modern white suite comprising panelled whirlpool bath with electric shower over, pedestal wash hand basin and close coupled Saniflo wc. Electric heated towel rail and shaver point. Two ceiling downlights. Fully tiled walls in marble effect ceramic.

An inner lobby separates the lounge / dining room from:

### BEDROOM TWO 4.65m x 2.66m

Another bright, double aspect room overlooking the back garden, fitted with four downlights, three plaster uplighters and wall-mounted programmable electric heater. Ample power points.

**En-Suite Bathroom** 2.37m x 1.66m, fitted with a modern white suite comprising panelled bath, pedestal wash hand

basin and Saniflo close-coupled wc. Ceramic white wall tiles and striking fully-tiled walls in black and white. Electric heated towel rail and shaver light. Two ceiling downlights.

## **OUTSIDE**

The rear garden is laid mainly to lawn over a series of terraces, with planted borders and hedged / fenced boundaries providing great privacy. Within the garden is a timber shed.

## **SERVICES**

We understand that Telecom, mains electricity, water and drainage are all connected to the property.

## **LOCAL AUTHORITY**

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Council Tax under Band "F", having a charge for the 2016/2017 year of £1,859.22. In addition, water and sewage are charged at the current rate.

## **TENURE**

We understand the property is owned leasehold for a period of 999 years from 1st January 2007.

## **VIEWING**

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.









### Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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