

**Type: Flat****Location: St. Marys****Price: £465,000****Bedrooms: 2**

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

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

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED. **NEW INSTRUCTION**

To view a walk-through video [click here](#)

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## OVERVIEW

Upper Jacksons is situated on Jacksons Hill, a private cul-de-sac located on the outskirts of Hugh Town above Porthmellon Beach. It is just a short walk from the harbour, beaches and amenities of Hugh Town, 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 spaces, full-width balcony and a delightful terraced garden, well-screened from its neighbours. A perfect main residence, second home or holiday let.

The property has modern efficient electric heating and low-maintenance uPVC double glazing throughout. All lighting has been replaced with low-energy LED units. Prior to sale the balcony will be overhauled and re-decked with a replacement staircase installed. The decking area outside the kitchen will also be renewed ready for the next owner to enjoy.

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. A split-level raised timber decked area (currently being replaced) provides al fresco seating and dining adjoining the house, with steps to double doors opening into:

### KITCHEN 4.04m x 3.04m

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 splash backs. Inset 1½ bowl ceramic sink unit with mixer tap. Integrated appliances include fridge freezer, double electric fan oven & grill and stainless-steel electric hob with stainless steel canopy extractor over. Space and plumbing for washing machine / tumble dryer. Four ceiling downlights and under-pelmet lighting. Ample power points. Airing cupboard housing factory-lagged hot water cylinder with dual immersion heaters.

The kitchen is open to:

### LOUNGE / DINING ROOM 6.13m x 4.80m max, 4.11m min

A bright and airy double-aspect room overlooking Porthmellon Beach to the North and across the Lower Moors to Old Town in the South-East. Chimney breast having raised terracotta tiled hearth and painted wooden mantle. Door leading out onto a 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, three plaster wall uplighters and ample power points. Programmable electric radiator. Door to:

### BEDROOM ONE 4.17m x 2.89m

A bright, double-aspect room with expansive views across the moors. Five ceiling downlights, programmable electric radiator and ample power points. Double doors to:

### DRESSING ROOM / WALK-IN WARDROBE 2.89m x 0.80m

Fitted with hanging rails and fitted shelving, providing ample clothes storage. Door to:

### 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 wc. Electric heated towel rail and shaver point. Two ceiling downlights. Fully tiled walls in marble effect ceramic.

Directly accessed from the living area is:

**BEDROOM TWO** 4.65m x 2.66m

Another bright, double aspect room overlooking the back garden, fitted with four downlights, three plaster uplighters and programmable electric radiator. 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 close-coupled wc. Ceramic white floor tiles and striking fully-tiled walls in black and white. Electric heated towel rail and shaver light. Two ceiling downlights.

**OUTSIDE**

Adjoining the house is a split-level decked terrace incorporating fixed seating. A perfect spot for al fresco dining or a sundowner drink.

The rear garden is laid mainly to lawn over several terraces, with planted borders and hedged / fenced boundaries providing great privacy. A central granite path leads up to a:

**GARDEN SHED** 6.50m x 2.49m

A good-sized, timber-clad shed with a flat fibreglass roof. It is fully insulated and features double-glazed uPVC windows, as well as power and lighting, providing versatile additional space

**SERVICES**

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

**EPC**

Energy efficiency rating Band "F".

The full Energy Performance Certificate can be viewed at:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2110-6590-2825-4601>

**LOCAL AUTHORITY**

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

The property is assessed for Council Tax under Band "E", having a charge for the 2025/2026 year of £2,383.37.

Water and sewerage are supplied by South West Water.

**TENURE**

We understand the property is owned leasehold for a period of 999 years from 1st January 2007 (approximately 980 years unexpired).

**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.

**WALK-THROUGH VIDEO**

A video can be viewed at: <https://youtu.be/-SXX5r6hSWU>







## Notes



**Upper Jacksons**

Jacksons Hill St Marys

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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