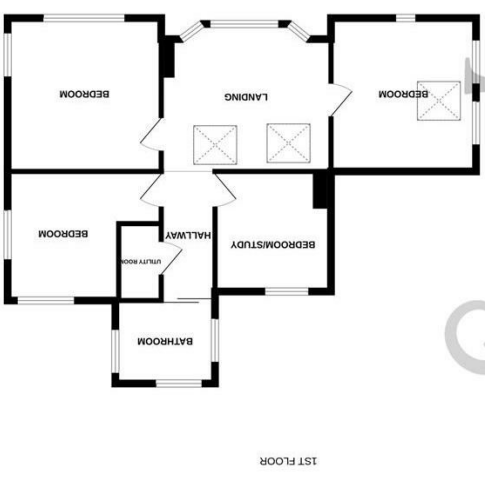
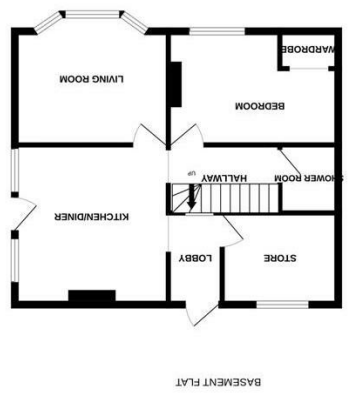
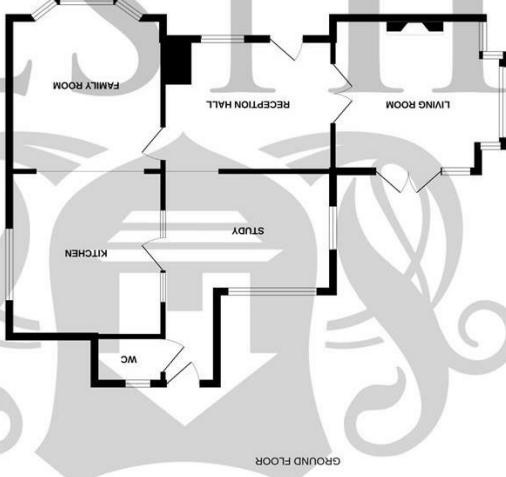


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	4.5
Potential	7.5



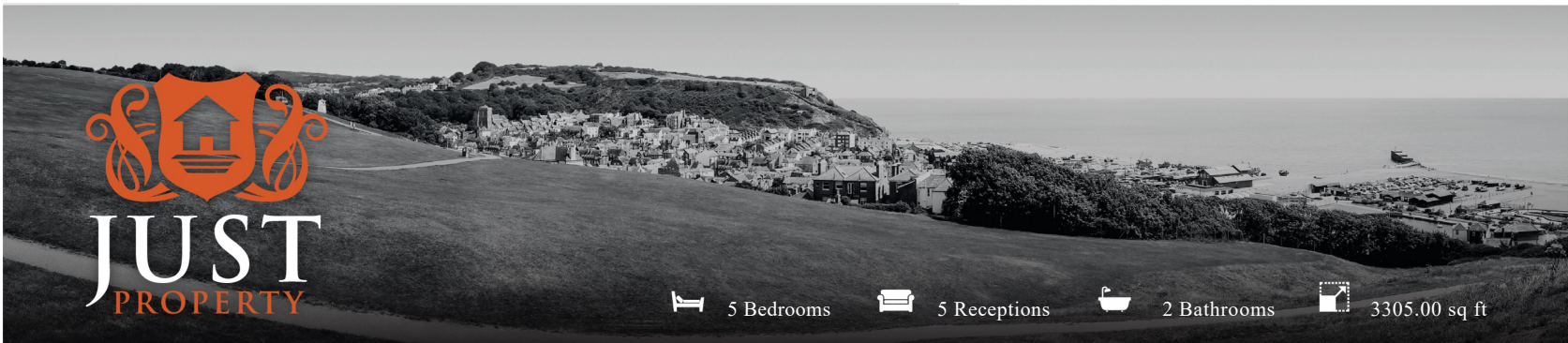
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLANS

Maze House, 13 Maze Hill, St. Leonards-On-Sea, TN38 0BA

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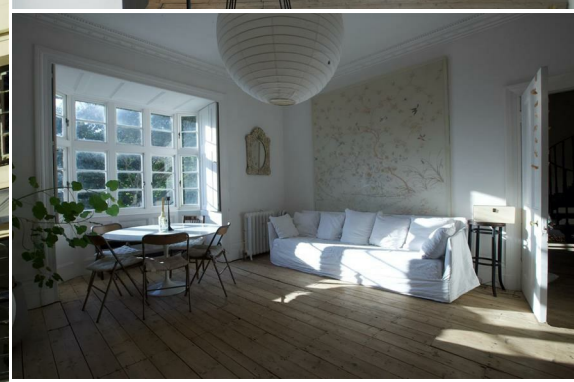
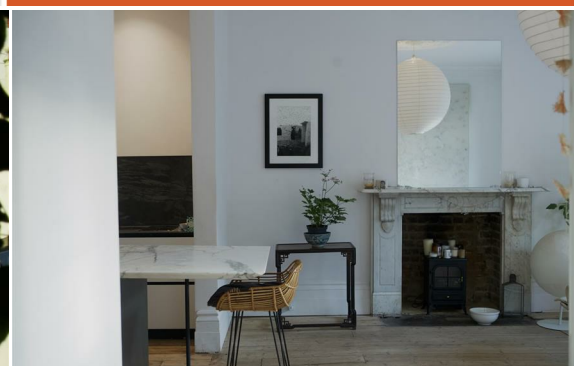


5 Bedrooms 5 Receptions 2 Bathrooms 3305.00 sq ft

Freehold

£1,475,000

Maze House, 13 Maze Hill, St. Leonards-On-Sea, TN38 0BA





Freehold

£1,475,000

5 Bedrooms 5 Receptions 2 Bathrooms 3305.00 sq ft

PROPERTY DETAILS

Located in the charming Maze Hill of St. Leonards-On-Sea, this stunning period detached house that has been beautifully presented and is a credit to the current owners. Dating back to 1835, this Grade II listed property exudes character and history, offering a unique living experience.

As you step inside, you are greeted by five reception rooms boasting great proportions and filled with natural light, creating a warm and inviting atmosphere throughout. The property features five spacious bedrooms, providing ample space for a growing family or visiting guests.

With two bathrooms including a separate garden apartment below, ideal for a potential investment, this home offers both convenience and flexibility for modern living. The property's total of 2,809 sq ft ensures that there is plenty of room for all your needs.

One of the stand out features of the property is the large plot, measuring around 1/4 of an acre and having an established garden with plenty of plants and trees, and the benefit of ample off road parking. The centre of St Leonards is walking distance with its fantastic independent cinema, wonderful restaurant scene, and the promenade and seafront are moments away.

James Burton designed St Leonards Gardens which is directly opposite 13 Maze Hill, in 1828. Originally just for wealthy subscribers, the Hastings Corporation bought the gardens in 1880 and opened them to the general public, and is beautifully maintained today.

Don't miss the opportunity to own a piece of history while enjoying the comforts of modern living. This beautiful period home is a true masterpiece, combining elegant design with practicality which is available CHAIN FREE.

Book a viewing today with Just Property and step into a world of timeless charm and sophistication.



ROOM DIMENSIONS

Front Door

Reception Hall
13'3" x 18'0" (4.06m x 5.50m)

Living Room
19'6" x 13'9" (5.96m x 4.20m)

Dining Room
15'8" x 15'2" (4.79m x 4.63m)

Kitchen
15'8" x 13'5" (4.79m x 4.10)

Store Area
11'9" x 8'7" (3.60m x 2.63m)

W/C
4'6" x 3'8" (1.38m x 1.14m)

Stairs Leading To

First Floor Hallway
13'3" x 17'10" (4.05m x 5.46m)

Bedroom
19'5" x 13'8" (5.93m x 4.17m)

Bedroom
15'5" x 15'10" (4.72m x 4.85m)

Bedroom
15'11" x 13'3" (4.86m x 4.05m)

Bedroom/Study
8'5" x 12'0" (2.59m x 3.66m)

Utility Cupboard

Bathroom
7'3" x 8'7" (2.23m x 2.63m)

Mezzanine

Basement Flat Front Door

Kitchen
18'7" x 15'5" (5.67m x 4.70m)

Living Room
15'6" x 12'11" (4.73m x 3.94m)

Bedroom
12'7" x 12'4" (3.85m x 3.77m)

Hallway
8'7" x 9'8" (2.63m x 2.96m)

Lobby
8'10" x 4'1" (2.70m x 1.25m)

Store Room
8'10" x 11'1" (2.70m x 3.38m)

Shower Room
8'9" x 5'0" (2.67m x 1.53m)

Gardens

Off Road Parking

FEATURES

- Approx. 1/4 acre plot.
- Detached Grade II Listed Property
- Separate Garden Apartment Below
- Five Bedrooms, Two Bathrooms & Five Reception Rooms
- Stunning Light Filled Rooms
- Walking Distance To Seafront and St Leonards Town Centre
- Positioned Directly Opposite James Burton designed St Leonards Gardens
- Established Private Gardens and Off Road Parking
- Fantastic Reception Rooms With Great Proportions

