

GROUND FLOOR

£279,950







## PROPERTY DETAILS

Flat 7 Victoria House is a stunning newly built upper ground floor apartment within an exclusive development in the highly sought-after Decimus Burton area of St Leonards. This exceptional one-bedroom residence combines elegant design, spacious interiors, and private outdoor living.

Crafted to the highest standards, the open-plan lounge, kitchen, and dining area is fitted with premium Bosch appliances, including two ovens with a combination microwave and grill, all set against sleek quartz worktops. This stylish space flows effortlessly onto a private wrap-around balcony, perfect for relaxation and entertaining, complete with ambient lighting.

The spacious double bedroom offers a peaceful retreat, while the beautifully designed bathroom boasts a high-quality suite, a walk-in shower, and a separate W/C. Additional features include allocated underground parking, a share of freehold, and a brand-new 999-year lease, with the unique option to choose your own carpet colour.

Located just a short stroll from the vibrant St Leonards seafront and promenade, Victoria House provides easy access to a variety of independent shops, bars, and restaurants, as well as excellent transport links via the mainline railway station. Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional development has to offer.



## ROOM DIMENSIONS

- Communal Entrance/Lobby
- Front Door
- Entrance Hall
- Storage
- Bedroom
- Built-in Wardrobe
- Bathroom
- Lounge/Kitchen/Diner
- Wrap Around Balcony
- Allocated Parking

## FEATURES

- CHAIN FREE
- Exceptional Sea Views
- Superior St Leonards-on-Sea Location
- Share of Freehold Offered
- 999 Year Lease
- Allocated Parking
- Close To Mainline Station & Seafront
- High End Fittings & Appliances
- Wrap Around Balcony
- Covered By New Build Guarantee

