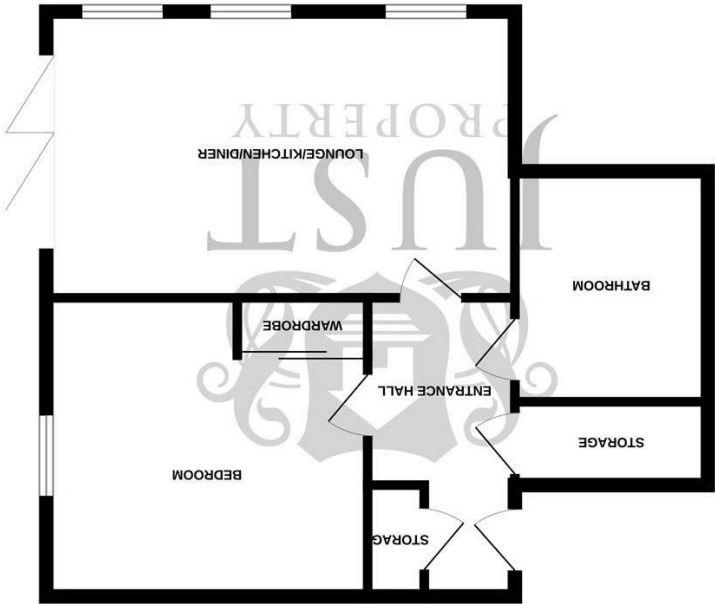




Notes where planning has been made to ensure the accuracy of the figures contained here. Measurements of actual, windows, doors and other items are approximate and no responsibility is taken for any variations or omissions. They have been measured personally and based on what we could see. We do not guarantee or warrant the accuracy of the figures and no guarantee is given.



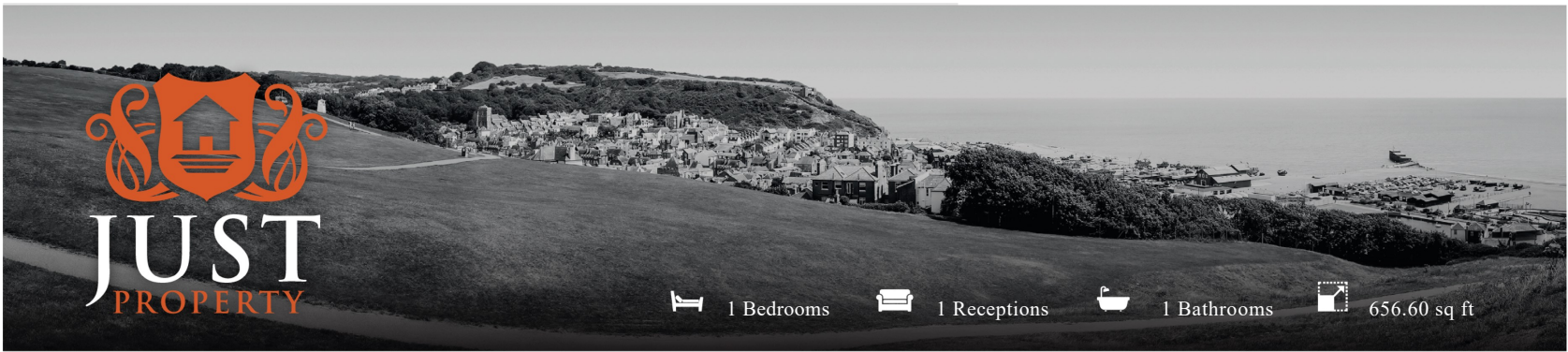
GROUND FLOOR

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)
	G	(1-20)
Not energy efficient - higher running costs		
Current	82	Potential

FLOORPLANS

Flat 4, Victoria House Archery Road, St Leonards-on-Sea, TN38 0BW

www.justproperty.net

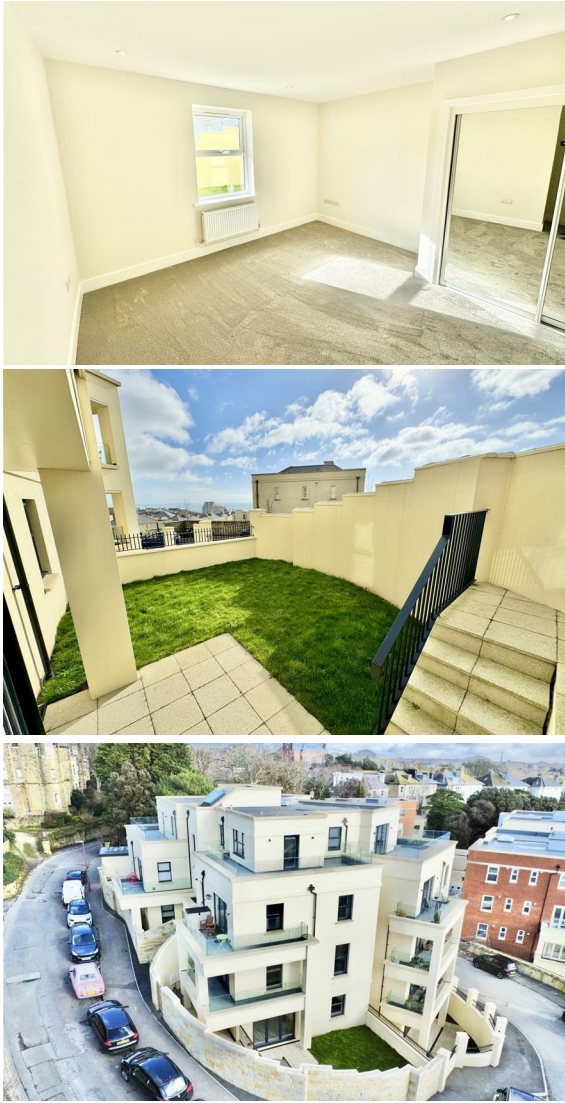


1 Bedrooms 1 Receptions 1 Bathrooms 656.60 sq ft

Leasehold - Share of Freehold

£289,950

Flat 4, Victoria House Archery Road, St Leonards-on-Sea, TN38 0BW



PROPERTY DETAILS

Flat 4 Victoria House is a stunning newly built garden 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 garden and terrace, perfect for relaxation and entertaining, complete with external power, a water tap, and 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 x2

Lounge/Kitchen/Diner
20'11" x 12'0" (6.39m x 3.68m)

Bedroom
12'0" x 12'7" (3.67m x 3.86m)

Built-in Storage

Bathroom
10'0" x 5'7" (3.07m x 1.71m)

Private Garden

Allocated Parking

FEATURES

- CHAIN FREE
- Private Entrance
- Wrap Around Terrace & Garden With Sea Views
- Share of Freehold Offered
- 999 Year Lease
- Allocated Parking
- Superior St Leonards-on-Sea Location
- Covered By New Build Guarantee
- High Quality Fittings & Appliances
- Close to Mainline Station & Seafront

