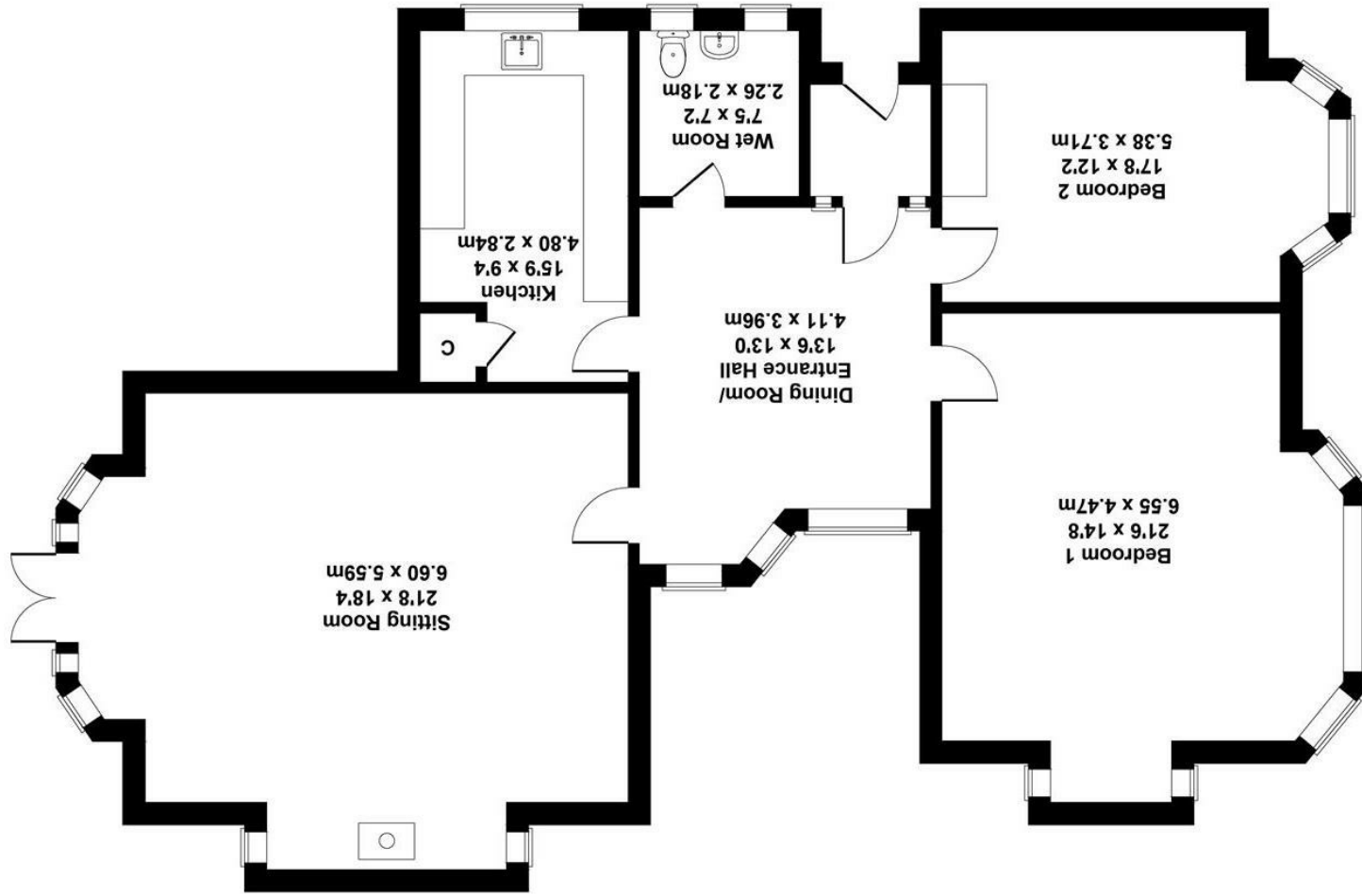


Not to Scale. Produced by The Plan Portal 2024
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Boscobel Road
Approximate Gross Internal Area
1454 sq ft - 135 sq m

BURGESS & CO. • Flat 1 St Austins Croft, 28 Boscobel Road, St. Leonards-On-Sea, TN38 0LX
01424 222255

£425,000 Leasehold -
Share of Freehold



01424 222255

A rare opportunity to acquire this impressive ground floor apartment, situated within this charming period Arts & Crafts detached house, built circa 1877, for the Lady Eversfield. Ideally positioned in one of St Leonards' most sought after quiet, residential roads and being set in a conservation area with ample on-street parking. Within easy reach are the many independent shops, restaurants, galleries and mainline railway station in St Leonards as well as the seafront, beach and the nearby Burton's St Leonards Gardens. The property is accessed via it's own private entrance leading into an impressive dining hall, a modern kitchen, a 21'8 spacious living room, a modern fitted wet room and two large double bedrooms. The property further benefits from many original features to include a mix of timber window frames with new double glazing, gas central heating, original features, and an enclosed private garden as well as the use of communal gardens to both the front and rear. Viewing is highly recommended to truly appreciate all this wonderful property has to offer by the vendor's sole agents, Burgess & Co.

Entrance

Private entrance, original door to

Vestibule

With original flooring, original single glazed frosted door & window to

Entrance/Dining Hall

13'6 x 13'0

With radiator, chalk board wall, ample space for dining easily seating 8 people, original features flooring & doors, single glazed frosted windows.

Living Room

21'8 x 18'4

With radiator, feature fireplace with fitted log burner, high skirtings, original cornices, serving hatch to Kitchen, single glazed feature slit windows, double glazed French doors leading to the private rear garden.

Kitchen

15'9 x 9'4

Comprising matching range of wall & base units, quartz worktops, inset 1 & 1/2 bowl sink, space for range master cooker, extractor hood over, wall mounted hydrogen ready new Viessmann combi boiler, space for American style fridge/freezer, undercounter lighting, pendant lighting, large pantry with feature antique mahogany 'Home & Colonial Stores' door, hatch to sitting room, tiled floor, double glazed window to the side.

Bedroom One

21'6 x 14'8

With radiator, coving, skirtings, picture rail, single glazed bay window to the front, single glazed slit windows to either side.

Bedroom Two

17'8 x 12'2

With radiator, coving, skirtings, picture rail, single glazed bay window to the front.

Wet Room

7'5 x 7'2

Comprising rainwater shower & handheld attachment, low level w.c, wash hand basin, partly tiled walls, heated towel radiator, inset spotlights, underfloor heating, mirror with heater behind, two double glazed frosted windows to the side.

Private Garden

To the rear there is a raised 3 meter square sustainable red balau hardwood decking with decking lights & slope down to an area of lawn, mature plants & shrubs including exotic plants & palms, outside tap to ease plant watering, a gravel area with gated side access and an armoured cable has been laid ready to connect to an area for outside storage if needed. The garden is enclosed by fencing with rear gate leading to the Communal Gardens.

NB

There is the remainder of a 999 year Lease from 25 December

2002 to include a share of the Freehold and we have been advised that the service charges are £120 pcm with a peppercorn ground rent. Council tax band: B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 