



ESTATE AGENTS

Apartment 1 Victoria House, 2, Monument Way, St Leonards-on-sea, TN38 0HX

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £340,000

*** VIEWING BY APPOINTMENT ***

This SIMPLY STUNNING TWO BEDROOMED NEWLY BUILT GROUND LOWER LEVEL APARTMENT must be viewed to be appreciated with it's 25ft LOUNGE-KITCHEN-DINER with LUXURY FITMENTS and appliances opening onto PRIVATE AREA OF OUTSIDE SPACE, TWO GOOD SIZED BEDROOMS, LUXURY BATHROOM suite and an SECURE COVERED ALLOCATED CAR PARKING SPACE.

This AMAZING APARTMENT is situated in the highly sought-after BURTON ST LEONARDS area of St Leonards, within reach of the seafront & promenade, and St Leonards eclectic mix of shopping facilities, bars, restaurants and mainline railway station.

Call now to book your immediate viewing to avoid disappointment on this STUNNING APARTMENT.

COMMUNAL ENTRANCE

Located to the rear of the building and providing access to:

COMMUNAL ENTRANCE HALL

With private front door to:

ENTRANCE HALL

Large storage cupboard housing the consumer unit for the electrics, wall mounted digital control for gas fired central heating, wall mounted entry phone system, radiator, door to:

OPEN PLAN LIVING-DINING- KITCHEN

25'8 x 11'8 (7.82m x 3.56m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz countertops and matching upstands over, stainless steel sunken sink with chrome mixer tap and moulded drainer into the quartz countertop, four ring induction Bosch hob with waist level Bosch fan assisted electric oven with additional integrated combi/ oven grill. Integrated appliances include a tall fridge freezer, washing machine and dishwasher, wall mounted cupboard concealed boiler, inset down lights, radiator, television point, wood effect LVT flooring, dual aspect room with double glazed windows to both side and rear elevations and double glazed bi-folding doors opening to the side providing access to a large area of low-maintenance garden.

BEDROOM ONE

14'5 x 11'3 (4.39m x 3.43m)

Radiator, inset down lights, built in wardrobe with mirrored sliding door, television point, double glazed window to rear aspect.

BEDROOM TWO

14'9 x 9'8 (4.50m x 2.95m)

Inset down lights, radiator, television point, double glazed window to rear aspect.

BATHROOM

Luxury and well-equipped, fitted with a large corner walk-in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap, bath with chrome mixer tap, part tiled walls, tiled flooring, ladder style heated towel rail, wall mounted LED mirror, down lights and extractor fan for ventilation.

OUTSIDE SPACE

Private and enclosed by wall, mainly paved patio with outside power point, outside water tap, outside lighting, and having a planting bed ready for planting.

ALLOCATED PARKING

Underground parking space - Further details available upon request.

LOCATION

Situated on the edge of St Leonards Gardens, just a two minute stroll to the sea. The development is a triumphant transformation of Decimus Burton buildings nestled within an exclusive and historical part of St Leonards. Only a short walk away is St Leonards town centre with great bars, restaurants, independent galleries and shops on Norman Road and Kings Road. Many high-profile individuals have been regular visitors to St Leonards Gardens and the properties surrounding, amongst them Her Majesty Queen Victoria, the writer H. Rider Haggard who occupied the The North Lodge, and Alan Turing. St Leonards Gardens today enjoys a tranquil setting with a range of plants, trees and wildlife with the star of the show being the central ornamental pond. The location offers two mainline railway stations with services to London from St Leonards Warrior Square and West St Leonards. As well as the seafront being on your door step, the location offers easy access to the fantastic Hastings pier, main town and historic old town with a wide variety of independent retailers found close by can also be enjoyed. There are many highly regarded schools within short reach of this family home such as Battle Abbey School, Claremont, Vinehall and Buckswood.

Council Tax Band:

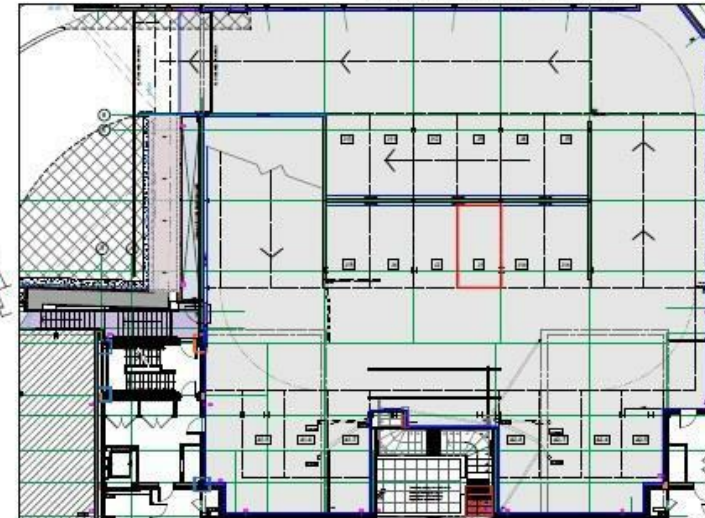


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3d Visual of Development - For illustration purposes only
Window colour not correct. As built colour is Anthracite Grey



Car Park - Level 03 - Not to Scale

Room Dimensions	
Living Room/Kitchen/Dining	3545 x 7700mm (11.6 x 25.2 ft)
Bedroom 1	3420 x 4530mm (11.2 x 14.8 ft)
Bedroom 2	2970 x 4530mm (9.7 x 17.8 ft)
Bathroom	2920 x 1895mm (9.5 x 6.2 ft)

Total Floor Area - 70.51m ² (758.96ft ²)
Patio Area - 30m ² (322ft ²)
Garden Area (may vary) - 46.57m ² (501.2ft ²)

Block J - Flat 1 (Basement Level)

GEMSELECT 59/60 High Street
Baffle East Suite 1H33 05H
Tel: 01424 772000
Marketing drawings are for illustration purposes only

- Ground Lower Level Apartment
- 25ft Lounge-Diner
- Luxury Fitments
- Two Good Sized Bedrooms
- Luxury Bathroom
- Allocated Parking Space
- Popular Burton St Leonards Location
- New Development
- Close to Station

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC