



ESTATE AGENTS

Apartment 5 Victoria House, 42, Archery Road, St Leonards-on-sea, TN38 0HX

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

Price £350,000

*** VIEWING BY APPOINTMENT ***

If you are seeking a simply STUNNING TWO BEDROOMED NEWLY BUILT FIRST FLOOR APARTMENT must be viewed to be appreciated with its EXCELLENT SEA VIEWS, 21ft LOUNGE-KITCHEN-DINER with luxury fitments with QUARTZ worktops and appliances that include two ovens with combination microwave and grill. This room then opens onto BALCONY enjoying the aforementioned views, TWO DOUBLE BEDROOMS, quality bathroom suite & wc and ALLOCATED PARKING.

Located in the DECIMUS BURTON are of St Leonards, sought-after for its proximity to St Leonards seafront and promenade with its eclectic mix of shopping, bars, restaurants and mainline railway station. Immediate viewing comes highly recommended.

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

COMMUNAL ENTRANCE LOBBY

Stairs or lift to all floors - front door to;

ENTRANCE HALL

Central heating thermostat, radiator, entry phone receiver, built in cupboard.

LOUNGE-KITCHEN-DINER

21'3 x 13'10 (6.48m x 4.22m)

Double glazed window to side aspect, stainless steel inset sink with stainless steel mixer tap over, range of high gloss modern base units comprising cupboards and drawers set beneath quartz working surfaces with matching upstands, matching wall units over, stainless steel and glass chimney style cooker hood over inset ceramic hob, Bosch stainless steel single oven, Bosch stainless steel microwave combi oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing wall mounted gas boiler, inset ceiling spotlights, radiator, bi-folding doors opening to;

BALCONY

Enjoying sensational views out to sea.

BEDROOM ONE

14'7 max x 14'2 max (4.45m max x 4.32m max)

Double glazed window to side aspect, built in wardrobes with sliding mirrored doors, double glazed windows to rear aspect, radiator, inset ceiling spotlighting, return door to hallway.

BEDROOM TWO

13'1 x 10'1 (3.99m x 3.07m)

Double glazed window to side aspect, radiator, inset ceiling spotlighting, return door to hallway.

BATHROOM

Double glazed window to side aspect, part tiled walls, white suite comprising panelled bath with waterfall stainless steel mixer tap over, wash hand basin set into vanity unit beneath with stainless steel waterfall tap over, low level wc with concealed cistern, heated towel rail/radiator, walk in shower cubicle with rain waterfall shower and mixer spray attachment, tiled floor, inset ceiling spotlighting, return door to hallway.

TENURE

Lease: 999 years

Maintenance: TBC

Ground Rent: Peppercorn

ALLOCATED PARKING

Underground parking space in block A & B - 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 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 North Lodge, and Alan Turing. St Leonards Gardens today enjoys a tranquil setting with a range of plants, trees and wildlife. The star of the show is 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.

AGENTS NOTE

Please be aware that some of the the images used for this property are that of the show home and other units and are for illustration purposes only.

Council Tax Band: New Build



PCMA
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Room Dimensions	
Living Room/Kitchen/Dining	4145 x 6440mm (13.5 x 21.1 ft)
Bedroom 1	4195 x 4395mm (13.7 x 14.4 ft)
Bedroom 2	3045 x 3895mm (9.9 x 12.7 ft)
Bathroom	2890 x 1875mm (9.5 x 6.1 ft)
Total Floor Area - 73.85m² (794.91ft²)	
Balcony Area - 6.2m² (66.73ft²)	

**Block J - Flat 5
(Lower Ground Floor Level)**

GEMSELECT
Member of the
 50/60 High Street
 South
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 1NS3 0EN
 Tel: 01424 200220 Fax: 01424 465511

- Stunning Two Bedroom Apartment
- High Standard Finish
- External Balcony
- Brand New Exclusive Development

- Brand New Fixtures & Fittings
- The Towns Most Exclusive Address
- Amazing Sea Views
- Close To The Seafront

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC