



ESTATE AGENTS

Apartment 8 Victoria House, 42, Archery Road, 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/ HALL FLOOR APARTMENT APARTMENT must be viewed to be appreciated with its 18ft LOUNGE-KITCHEN-DINER with LUXURY FITMENTS and appliances opening onto a JULIETTE BALCONY, TWO DOUBLE BEDROOMS, quality bathroom suite & wc and 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

With private front door to:

SPACIOUS ENTRANCE HALLWAY

Wall mounted telephone entry point, wall mounted digital thermostat control, spacious storage cupboard, door to:

LOUNGE-KITCHEN-DINER

18' max x 17'2 max (5.49m max x 5.23m max)

Light and airy room with double glazed sliding bi-fold doors and Juliette balcony to side aspect, double glazed windows to front and side aspects, inset one & ½ bowl sink with stainless steel mixer tap over, range of modern high gloss base units comprising cupboards and drawers set beneath quartz working surfaces, matching wall units over, stainless steel chimney style cooker hood over inset Bosch four ring ceramic hob with glass splashback, two stainless steel Bosch single ovens one being a combination with microwave and grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted gas combination boiler, radiator, inset ceiling spotlighting, return door to hallway.

BEDROOM

14'1 x 13'7 (4.29m x 4.14m)

Built in wardrobe with sliding mirrored door, two double glazed windows to side aspect, radiator and television point.

BEDROOM

11'1 x 10'8 (3.38m x 3.25m)

Double glazed windows to front and side aspects, radiator, television point.

BATHROOM

9' x 5'7 (2.74m x 1.70m)

Part tiled walls, panelled bath with stainless steel waterfall mixer tap over, wash hand basin set into vanity unit beneath with stainless steel waterfall mixer tap over, tiled shower cubicle with rain waterfall shower and mixer spray attachment, low level wc with concealed cistern, heated towel rail/ radiator, inset ceiling spotlighting, extractor fan, tiled floor, 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.

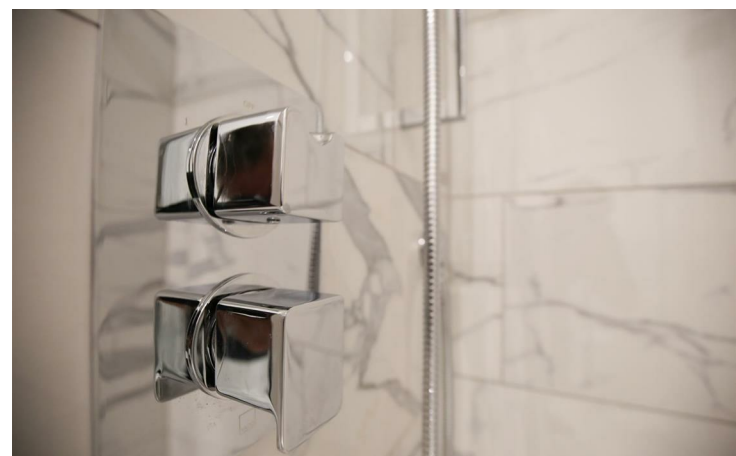
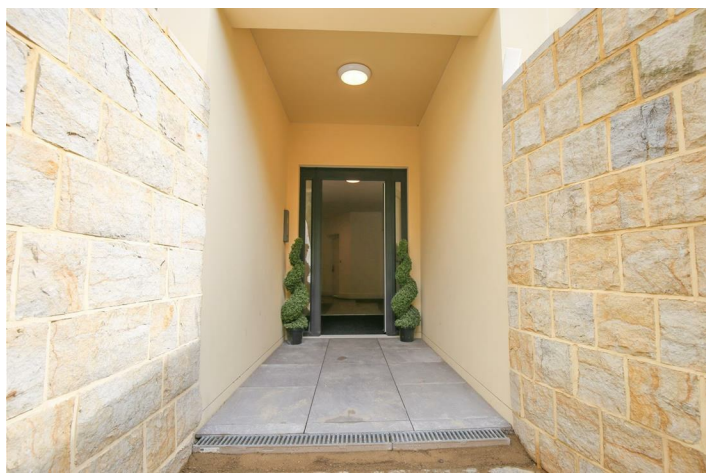
LOCATION

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 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.

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





Room Dimensions	
Living Room/Kitchen/Dining	5260 x 5485mm (17.2 x 17.9 ft)
Bedroom 1	4120 x 4295mm (13.5 x 14.0 ft)
Bedroom 2	3385 x 3710mm (11.1 x 12.1 ft)
Bathroom	2770 x 2025mm (9 x 6.6 ft)

**Block J - Flat 8
(Upper Ground Level)**

GEMSELECT 59/60 High Street
Salford
East Sussex
TN33 3EN
Tel: 01424 205220 Fax: 01424 465511

Total Floor Area - 73.77m² (837.10ft²)

- Ground/ Hall Floor Apartment
- 18ft Lounge-Kitchen-Diner
- Two Double Bedrooms
- Juliette Balcony
- Burton St Leonards
- Allocated Parking Space
- Close to Station
- Beautifully Presented

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