



ESTATE AGENTS

Apartment 4 Victoria House, 42, Archery Road, St Leonards-on-sea, TN38 0HX

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

Price £315,000

*** VIEWING BY APPOINTMENT ***

This SIMPLY STUNNING ONE BEDROOM NEWLY BUILT GROUND LOWER LEVEL APARTMENT must be viewed to be appreciated with it's 20ft LOUNGE-KITCHEN-DINER with LUXURY FITMENTS and appliances opening onto PRIVATE REAR GARDEN with STUNNING SEA VIEWS, ONE DOUBLE BEDROOM, 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

Stairs or lift access down to;

GROUND LOWER FLOOR LEVEL

Private front door to:

SPACIOUS ENTRANCE HALLWAY

Wall mounted telephone entry point, wall mounted digital thermostat control, telephone point, two large storage cupboards one housing fuse box.

LOUNGE-KITCHEN-DINER

20'11 x 12' (6.38m x 3.66m)

Light and airy room with sliding bi-fold doors to the rear aspect, three double glazed windows 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, matching wall units over, integrated 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 dishwasher, integrated fridge freezer, integrated washing machine, cupboard housing wall mounted gas combination boiler, inset ceiling spotlighting, radiator, part glazed return door to hallway, double glazed bi-folding doors opening to;

BEDROOM

12' x 12'8 (3.66m x 3.86m)

Built in wardrobe with sliding mirrored door, double glazed window to rear aspect, radiator.

BATHROOM

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.

GARDEN

A particular feature of the apartment, being private and secluded, enjoying a southerly aspect. The garden will be mainly laid to lawn with an additional raised seating area and gate providing rear access.

TENURE

Lease: 999 years

Maintenance: TBC

Ground Rent: Peppercorn

ALLOCATED PARKING

Underground parking space in block A & B - Further details available upon request.

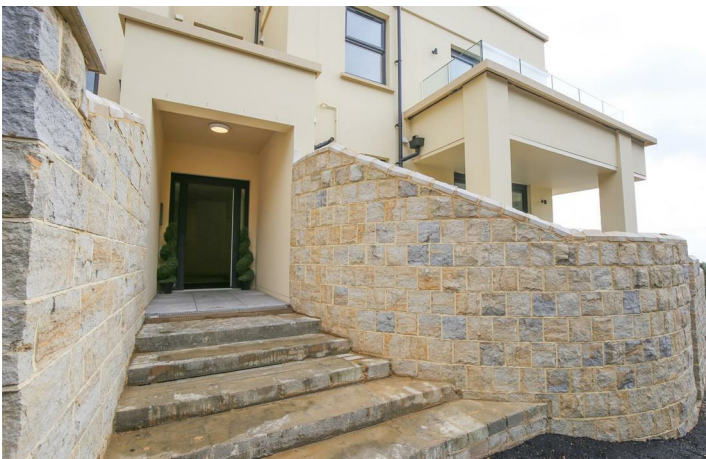
LOCATION

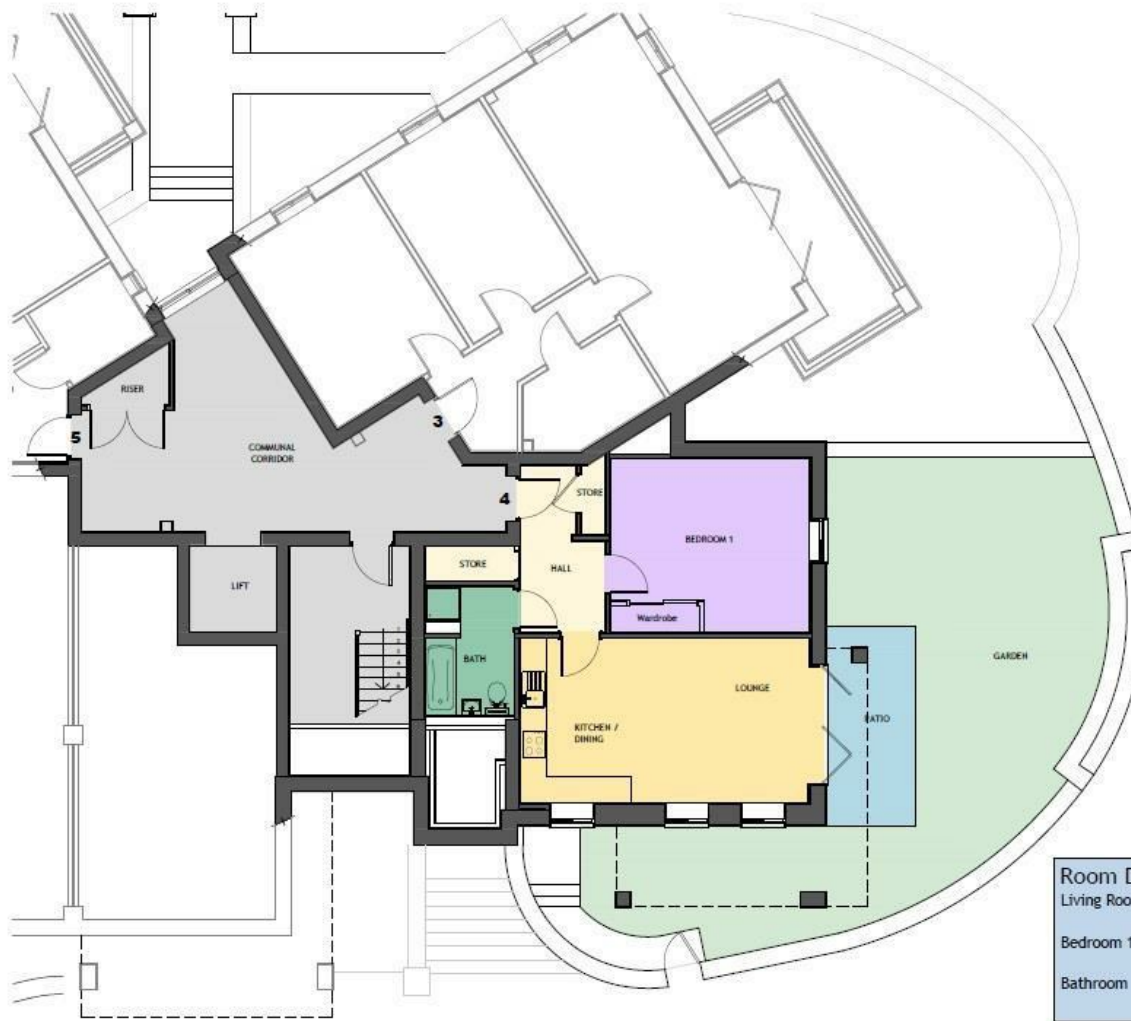
Situated on the edge of St Leonards Gardens, just a two minute stroll to the sea. The development is a triumphant transformation of Decimus Burton buildings nestled within an exclusive and historical part of St Leonards. Only a short walk away is St Leonards town centre with great bars, restaurants, 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	6410 x 3670mm (21.0 x 12.0 ft)
Bedroom 1	4440 x 3910mm (14.5 x 12.6 ft)
Bathroom	1990 x 2860mm (6.5 x 9.3 ft)

Total Floor Area	- 57.39m ² (617.74ft ²)
Patio Area	- 8.93m ² (96.12ft ²)
Garden Area (Excluding Patio)	- 60.38m ² (649.9ft ²)

Block J - Flat 4 (Lower Ground Floor Level)

GEMSELECT
Est. 1975

59/60 High Street
 BATTLE
 EAST SUSSEX
 TN33 9EN

Tel: 01424 205220 Fax: 01424 465511

- Ground Lower Level Apartment
- 20ft Lounge-Kitchen-Diner
- One Bedrooms
- Private Rear Garden with Sea Views

- Allocated Parking
- Quality Kitchen & Bathroom
- New Development
- Close to Station

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		
	82	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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.