



ESTATE AGENTS

**3 Archery Villas, Archery Road, St Leonards-on-sea, TN38 0AF**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £750,000**

We welcome to the market this EXCEPTIONAL RARELY AVAILABLE VICTORIAN TWO DOUBLE BEDROOM DUPLEX MAISONETTE with a LARGE SUN TERRACE adorned with STUNNING SEA VIEWS and offering GRAND AND LUXURIOUS ACCOMMODATION.

This GRADE II LISTED property forms part of the St Leonard's Art College which has been recently converted into a number of LUXURIOUS HOMES. The whole area has been regenerated with a mix of newly built homes and converted homes.

This home has TWO ALLOCATED PARKING SPACES and the large sun terrace which is a perfect space to entertain or simply relax and enjoy the views.

Step inside via the large front door to be greeted by a vestibule which provides access to a CLOAKROOM and opening onto a spacious entrance hall with an ELEGANT STAIRCASE ascending to the upper floor, TWO GRAND DUAL ASPECT RECEPTION ROOMS with natural BATH STONE FIREPLACES and LARGE BAY WINDOWS that frame PLEASANT VIEWS over the terrace and the sea views beyond, a SUN ROOM and a well equipped kitchen compliment the ground floor accommodation. The ground floor is incredibly light and spacious with 11ft HIGH CEILINGS with CORNICING and CEILING ROSES.

Upstairs there is an IMPRESSIVE MASTER SUITE with bedroom, separate DRESSING ROOM and a LUXURIOUS EN-SUITE SHOWER ROOM, in addition to a SECOND DOUBLE BEDROOM with built in wardrobes and an EN-SUITE SHOWER ROOM, both bedrooms are DUAL ASPECT with SEA VIEWS. The fittings in the kitchen and bathrooms are of a very highest quality and the attention to detail is impeccable.

The property is ideally positioned within the PRESTIGIOUS BURTON ST LEONARDS area just a short stroll from St Leonard's Gardens and the Seafront as well as the hub that is central St Leonard's with its range of amenities including independent artisan shops and eateries, including being within reach of warrior square train station with its convenient links to London makes this homes incredibly desirable.

Viewing comes highly recommend, call now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening onto:

#### **VESTIBULE**

Wooden partially glazed door opening onto:

#### **IMPRESSIVE ENTRANCE HALL**

Stairs rising to upper floor accommodation, large storage cupboard housing boiler and consumer unit, tiled flooring column style radiator, cornicing, sash window to side aspect, two column style radiators, high skirting boards, solid oak power points and light switches, access to:

#### **DOWNSTAIRS WC**

Wall mounted ceramic Thomas Crapper wash hand basin with wall mounted fixed chrome mixer tap, matching low level Thomas Crapper wc, part tiled walls, tiled flooring, high ceilings with cornicing, sash window with obscured glass for privacy to the side aspect.

#### **DUAL ASPECT LIVING ROOM**

22'6 into bay x 15'3 (6.86m into bay x 4.65m )

Ceiling height approximately 11', high skirting, oak veneered flooring, grand fireplace with original stone, column style radiators, solid oak power points and light switches, wood panelling around the sash bay window which overlooks the sun terrace with sea views beyond, dual aspect room with sash window to side and deep bay window to rear having bespoke plantation shutters, large double opening doors to the adjoining dining room and further door to:

#### **SUN ROOM**

Tiled flooring, column style radiator, solid oak power points and light switches, sash windows to side aspect with made to measure bespoke plantation shutters and doors opening to the glorious sun terrace.

#### **SUN TERRACE**

50' x 38' approx. (15.24m x 11.58m approx)

Enjoying a southerly aspect and outstanding views to the sea, outside lighting, offering a perfect spot for entertaining guests, family and friends. This is a low-maintenance space ideal for potted plants to add colour.

#### **DUAL ASPECT DINING ROOM**

22'9 x 14'5 (6.93m x 4.39m)

Ceiling height approximately 11', cornicing, ceiling rose, veneered oak flooring, two column style radiators, high skirting, fireplace made with original stone, solid oak power points and light switches, dual aspect with sash window to side aspect with bespoke plantation shutters and deep bay window to front aspect leading onto the sun terrace and offering views over the sun terrace to the sea.

**KITCHEN**

11'5 x 11'3 (3.48m x 3.43m)

Newly fitted and built with a matching range of eye and base level cupboards and drawers having soft close hinges and complimentary worksurfaces over and matching upstands, electric induction hob with oven and grill below and extractor over, ceramic Caple Belfast style double bowl sink with mixer tap, column style radiator, solid oak power points and light switches, down lights, high ceilings of approximately 11' with cornicing, space for American style fridge freezer, integrated drinks cooler, integrated dishwasher and integrated washing machine, sash window to side aspect with made to measure bespoke plantation shutter.

**FIRST FLOOR LANDING**

Spacious with column style radiator, cornicing, loft hatch providing access to loft space, sash window to side aspect with made to measure plantation shutters, door opening to master suite with its own hall and doors leading to the bedroom, dressing room and luxury en suite shower room, further doors to other rooms.

**MASTER SUITE**

18'6 x 14'6 (5.64m x 4.42m)

Oak veneered flooring, column style radiator, cornicing, solid oak power points and light switches, light room with two sash windows to side aspect and a large sash window to rear aspect with wooden detailing around the window, all having made to measure plantation shutters and lovely views extending over rooftops and out to sea, two column style radiators.

**DRESSING ROOM**

5'9 x 5'6 (1.75m x 1.68m)

Oak veneered flooring, ample space for wardrobe, solid oak power points and light switches, cornicing, sash window to side aspect with made to measure plantation shutters.

**LUXURY EN-SUITE**

11'5 x 11' (3.48m x 3.35m)

Part tiled walls, tiled flooring, column style radiator, in addition to a heated towel rail, down lights, cornicing, two matching wall mounted Thomas Crapper wash hand basins with chrome taps, matching Thomas Crapper low level wc with a large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand held shower attachment, dual aspect room allowing for lots of natural light with obscured glass windows to rear and side elevations.

**BEDROOM TWO**

16'5 x 16'4 (5.00m x 4.98m)

Dual aspect light and airy room with two column style radiators, oak veneered flooring, built in double wardrobe, cornicing, solid oak power points and light switches, sash window to side and a larger sash window to rear both having made to measure plantation shutters with the rear facing window having glorious views extending over St Leonards and out to sea, loft hatch providing access to loft space, door to:

**LUXURY EN-SUITE**

Part tiled walls, tiled flooring, Thomas Crapper wall mounted ceramic sink with chrome taps, matching low level Thomas Crapper wc, ladder style heated towel rail, part tiled walls, tiled flooring, column style radiator, cornicing, extractor fan for ventilation, down lights and further ceiling light, walk in shower with chrome shower fixings, waterfall style shower head and further hand-held shower attachments.

**OUTSIDE**

The property has the benefit of two allocated parking bays.

**TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: TBC

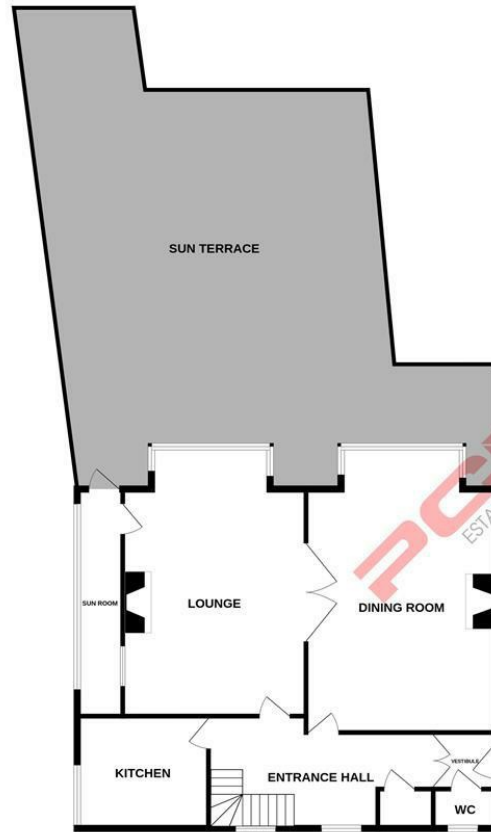
Maintenance: As & When







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	57
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.