



ESTATE AGENTS

**2 Val Mascal, Hollington Park Road, St. Leonards-on-sea, TN38 0SH**

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

**Offers In Excess Of £450,000**



We are thrilled to present an extraordinary opportunity to acquire this CHAIN FREE, EXQUISITE TWO/ THREE BEDROOM APARTMENT, nestled within the GRAND HISTORICAL VAL MASCAL. A late VICTORIAN MASTERPIECE steeped in HERITAGE and CHARM. Positioned along a picturesque tree-lined road and set within BEAUTIFULLY ESTABLISHED GARDENS, this distinguished property offers both a SHARE OF FREEHOLD and a remarkable blend of HISTORY, ELEGANCE and MODERN COMFORT.

Val Mascal holds a fascinating past, reputedly commissioned by John Upton, founder of the renowned Dolcis shoe brand, and features prominently in Robert Tressell's classic novel, The Ragged Trousered Philanthropists. During WWII, it is believed this building was even graced by Winston Churchill, adding another layer of historical significance to its UNIQUE CHARACTER. In the 1930s, Val Mascal was thoughtfully converted into apartments, and this residence occupies an enviable GROUND FLOOR POSITION with its own PRIVATE ENTRANCE.

Entering the apartment, one is immediately captivated by its period charm, with MANY ORIGINAL FEATURES beautifully preserved, including a stunning OXBLOOD RED MARBLE FIREPLACE, intricate CORNICING, and ORIGINAL WINDOW SHUTTERS. The inviting vestibule opens to an ELEGANT ENTRANCE HALL, leading to a GRAND LIVING ROOM filled with natural light. Adjacent, a formal DINING ROOM - flexible enough to serve as a Master bedroom—offers an ideal space for entertaining. The well-equipped kitchen, TWO BEDROOMS and a STYLISH SHOWER ROOM complete this superbly presented home.

In addition, the apartment offers PARKING FOR TWO VEHICLES and access to the COMMUNAL PARK-LIKE GARDENS, perfect for a serene retreat in a truly unique setting. Early viewing of this exceptional property is highly recommended.

#### **CANOPIED COVERED STORM PORCH**

Tiled flooring, ample space for storing wood for the open fire, wooden partially glazed front door opening to:

#### **VESTIBULE**

Black and White mosaic tiled flooring, space for storing coats and shoes,

storage cupboard, wooden partially glazed door with window to the side opening to:

#### **SPACIOUS ENTRANCE HALL**

Ceiling height approximately 10'3, cornicing, picture rail, dado rail, column style radiator, wood flooring, cupboard housing boiler and additional storage space, utility cupboard with space and plumbing for washing machine and also a tumble dryer, wall mounted cupboard concealed consumer unit for the electrics, doors opening to:

#### **LIVING ROOM**

17'7 x 14'7 (5.36m x 4.45m)

Ceiling height approximately 10', cornicing, picture rail, dado rail, two column style radiators, solid oak flooring, marble fireplace with working fire, television point, two large older style sash windows with original Victorian shutters, having glorious views onto the communal gardens and grounds, wooden opening French doors to the formal dining room with original Victorian glass leaded light windows and painted roundels.

#### **FORMER DINING ROOM/ OPTIONAL BEDROOM**

18'7 x 15'3 (5.66m x 4.65m)

Ceiling height approximately 10', cornicing, picture rail and dado rail, partially wood panelled walls, oak flooring, two column radiators, telephone/ broadband point, two sash windows to rear aspect allowing for glorious views over the communal gardens and grounds.

#### **KITCHEN**

6'7 x 9'2 (2.01m x 2.79m)

Shaker style solid wood kitchen fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having oak countertops over and tiled splashbacks, under cupboard lighting, four ring gas hob, two waist level ovens, ceramic Belfast sink with mixer tap, space and plumbing for slimline dishwasher, space for American style fridge freezer, column style radiator, ladder style tower rail, bespoke dresser, sash window to front aspect, sky light window allowing for natural light to flood into this lovely space.

**BEDROOM**

13'9 x 12'10 (4.19m x 3.91m)

Ceiling height approximately 10', solid oak flooring, column style radiator, picture rail, sash windows with opaque glass for privacy to the front aspect.

**SHOWER ROOM**

Large walk in shower with chrome shower fitting, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap and tiled splashback, dual flush low level wc, ladder style heated towel rail, tiled flooring, part tiled walls, down lights.

**GARDENS AND GROUNDS**

Communal

**PARKING**

Two parking spaces.

**TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Remainder of 999 year lease

Service Charge: Approximately £1552.32 per annum, this flat is responsible for 14.7% of any works.

Ground Rent: £0

Insurance: This year £391.27

No sub letting

No Air BnB.

Pets are allowed but no dogs.





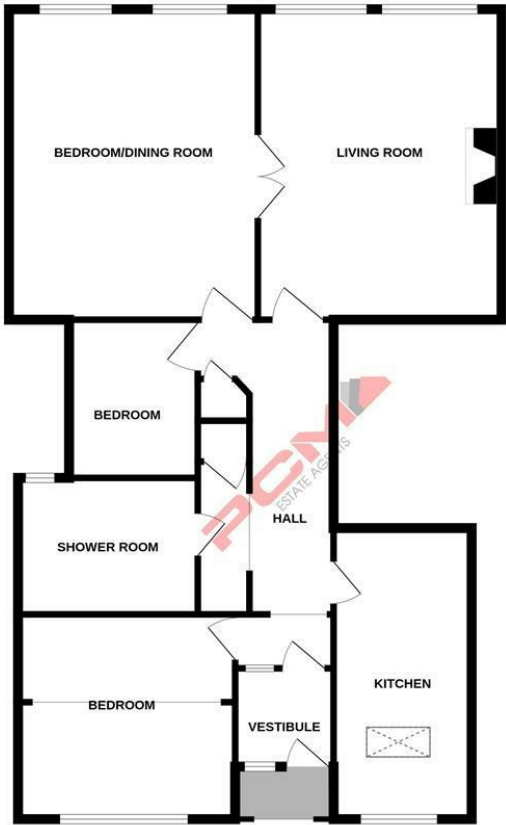




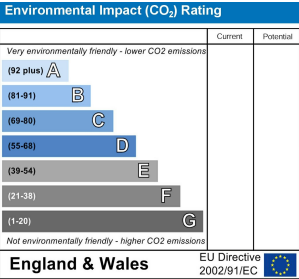
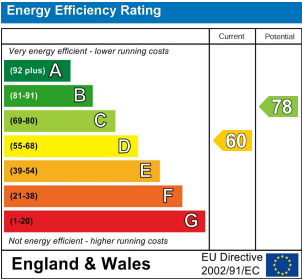




GROUND FLOOR



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.  
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