

**RUSH
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**Apartment 7 Victoria House, 42 Archery Road, St. Leonards-On-Sea, TN38 0BW
£275,000**

Welcome to Victoria House, set within this prestigious development within Decimus Burton St Leonards. This simply **STUNNING ONE BEDROOM NEWLY BUILT APARTMENT** must be viewed to appreciate the size & finish that come as standard with this home. Internally there is the **LOUNGE/KITCHEN/DINER** fully kitted with **LUXURY FITMENTS** with **QUARTZ** worktops and **Bosch** appliances that include two ovens with combination microwave and grill. This room features a **WRAP AROUND BALCONY** benefitting from **SEA VIEWS** that benefits from external power, water tap and lighting - creating a perfect space to relax and unwind. Included is **ONE DOUBLE BEDROOM**, quality bathroom suite & W/C with walk-in shower and **ALLOCATED PARKING**. The apartment comes with a share of freehold and a new 999 year lease and the option to choose your own carpet colour. Located in the **DECIMUS BURTON** area of St Leonards, sought-after for its proximity to St Leonards **SEAFRONT** and promenade with its mix of shopping, bars, restaurants and mainline railway station. Immediate viewing comes highly recommended and we cannot wait to show you around these beautiful examples of a **LUXURY DEVELOPMENT**.







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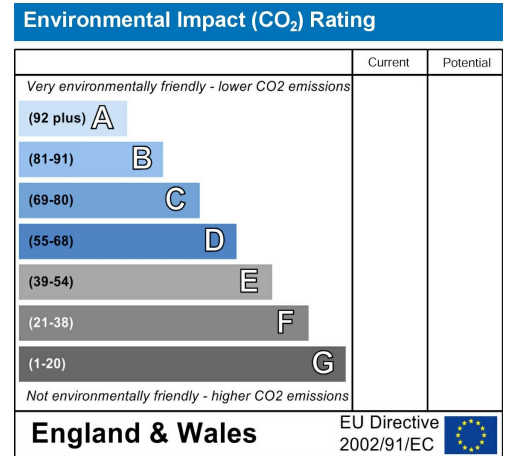
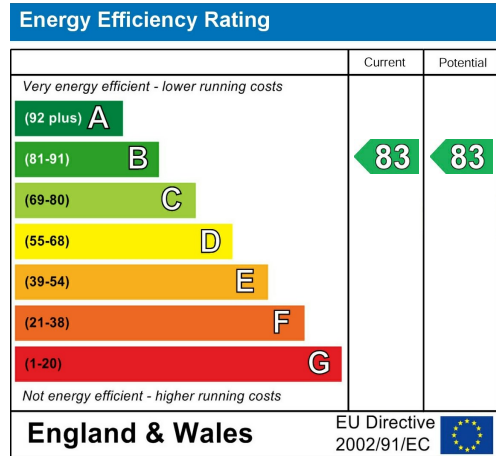
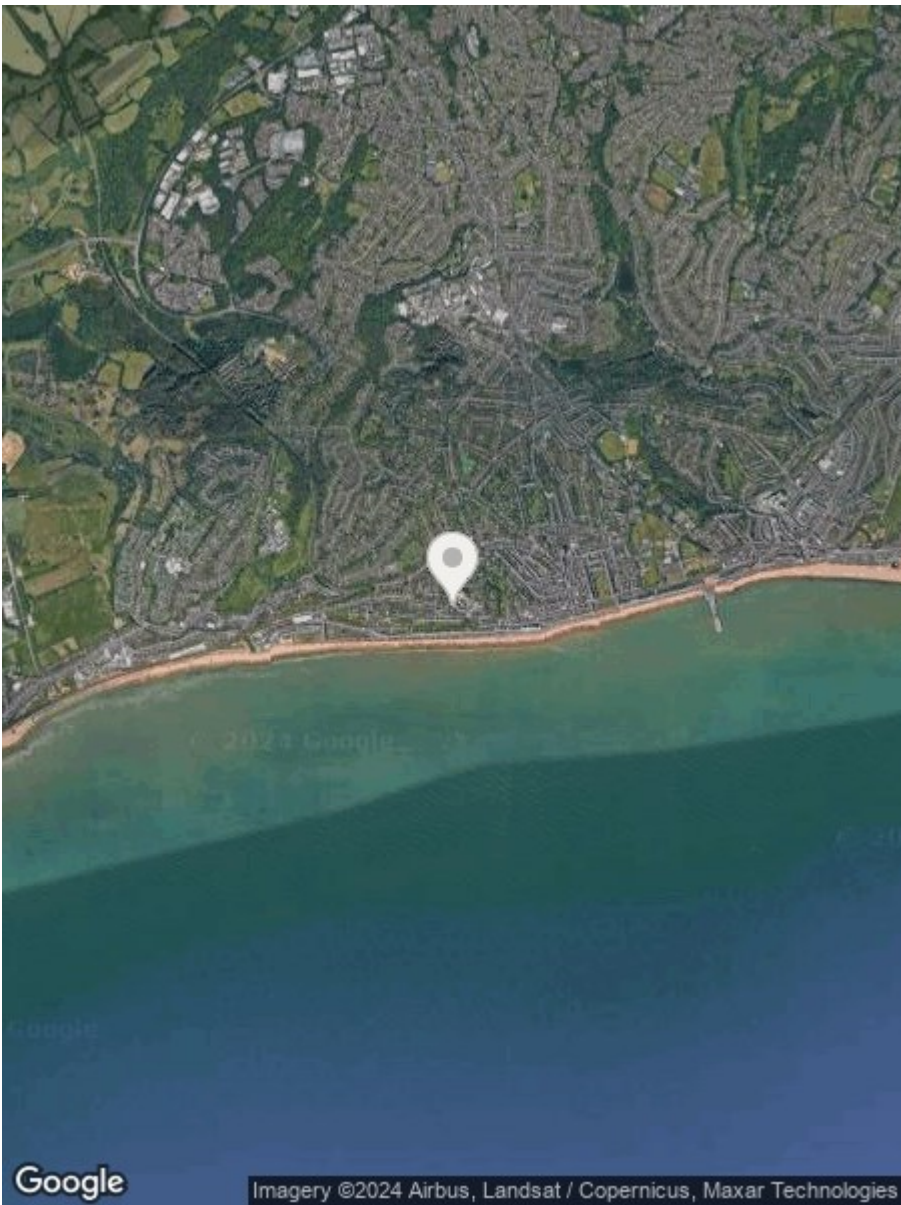
Cupboard
3'2" x 5'2"
0.97 x 1.59 m

Hallway
4'0" x 10'9"
1.22 x 3.30 m

Approximate total area⁽¹⁾
534.28 ft²
49.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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