

**RUSH  
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WILSON**



**Apartment 4 Victoria House, 42 Archery Road, St. Leonards-On-Sea, TN38 0BW  
£315,000**

Welcome to Victoria House, set within this prestigious development within Decimus Burton St Leonards. This simply **STUNNING ONE BEDROOM NEWLY BUILT GARDEN APARTMENT** must be viewed to appreciate the size, finish and **OUTSIDE SPACE** that benefits from external power, water tap and lighting. 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 then opens onto the **PRIVATE WRAP AROUND GARDEN** which make a fantastic space to relax and unwind. Included is a **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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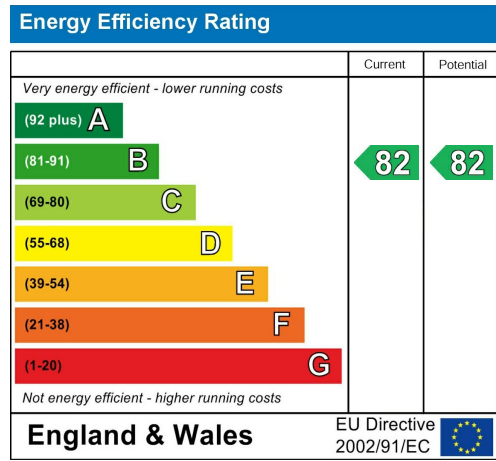
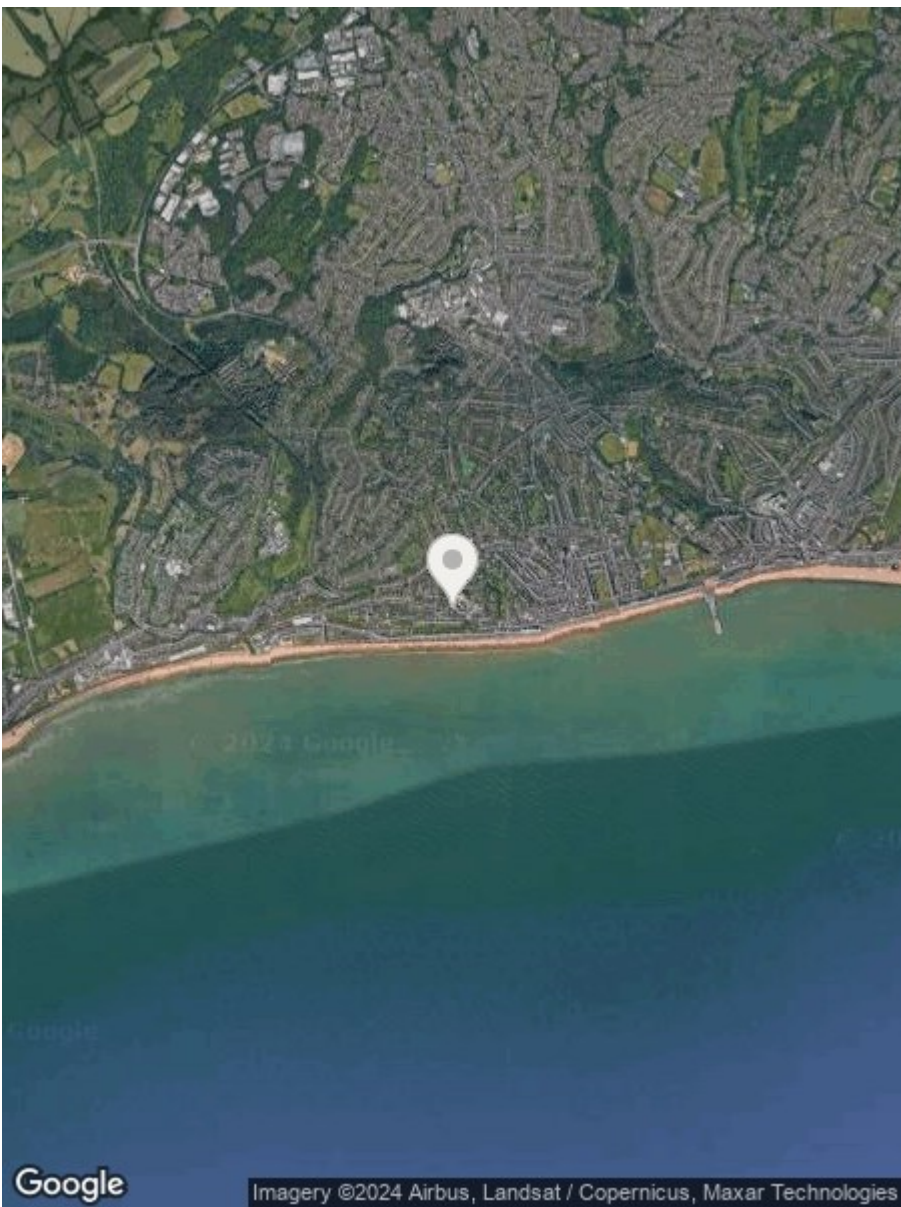
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Approximate total area<sup>(1)</sup>  
592.29 ft<sup>2</sup>  
55.03 m<sup>2</sup>

(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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