

**RUSH
WITT &
WILSON**



**Archery Road, St. Leonards-On-Sea, East Sussex TN38 0BW
£1,400 Per Month**

Welcome to Victoria House, set within this prestigious development within Decimus Burton St Leonards. This simply STUNNING TWO BEDROOM NEWLY BUILT UPPER GROUND FLOOR 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 JULIET BALCONY off the living space which only adds to the LIGHT & AIRY feel. Included are TWO DOUBLE BEDROOMS, quality bathroom suite & W/C with walk-in shower and an ALLOCATED PARKING SPACE. 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.

Terms: £1615 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call ((01424) 430011. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

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.

Hallway

14'9 x 5'1 (4.50m x 1.55m)

Lounge / Kitchen

18' x 17'3 (5.49m x 5.26m)

Bedroom

11'8 x 13'6 (3.56m x 4.11m)

Bedroom

10'8 x 11'1 (3.25m x 3.38m)

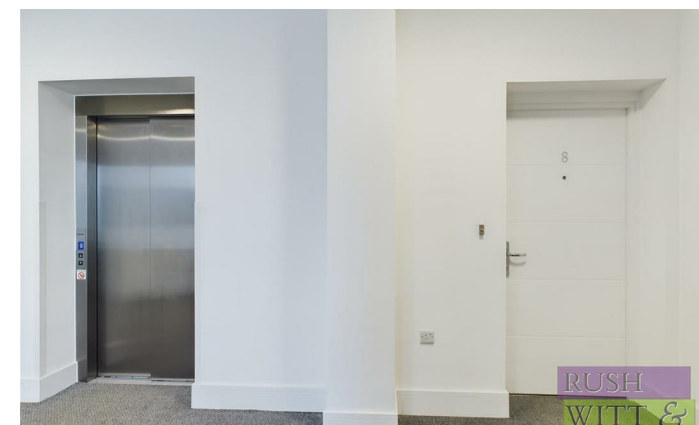
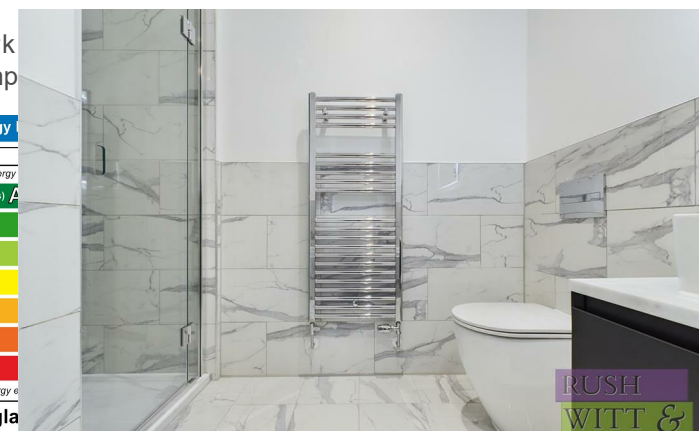
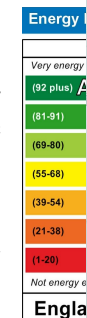
Bathroom

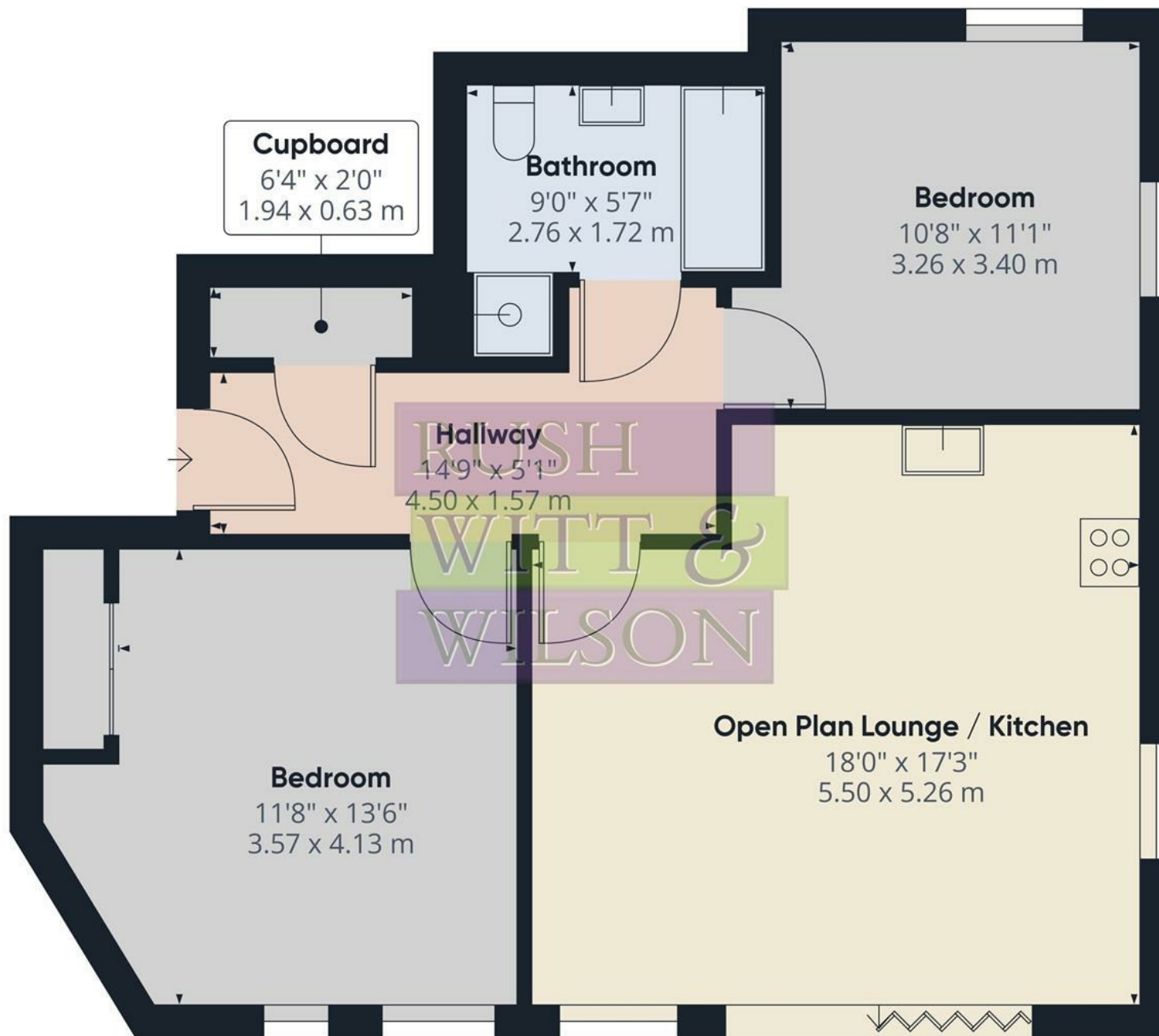
9' x 5'7 (2.74m x 1.70m)

Agents note:

The property is brick built in its construction and benefits from gas central heating, mains electric and mains drainage. There is a set of steps to enter the building but once inside there is a lift present to access other floors. Communal aerials are present with access to aerial points in multiple rooms along with phone lines already installed for broadband ready to be activated by your chosen provider. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Please note that there is ongoing building

work comp





Approximate total area⁽¹⁾
770.26 ft²
71.56 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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