



Key Features

- ◆ CHAIN FREE
- ◆ One-bedroom, basement apartment
- ◆ Stunning Grade II listed, Scottish Baronial mansion
- ◆ Fully Refurbished
- ◆ 999 year lease
- ◆ EPC rating D



Highlands Gardens, Quarry Hill, St. Leonards-On-Sea

£200,000



Northwood are delighted to welcome to market, CHAIN FREE, this fully refurbished, one-bedroom, basement apartment in an imposing Scottish Baronial-style semi-detached house in the Quarry Hill area of St Leonards-on-Sea.

Accommodation comprises: open-plan lounge/diner/kitchen, good-sized double bedroom, cloakroom and bathroom with shower over bath.

Further benefits include: gas central heating, double-glazing, beautiful communal garden, small courtyard and allocated parking space.

Located in the Quarry Hill area of St Leonards on Sea, just a short walk from St Leonards Gardens, the seafront and local shops and midway between West St Leonards and St Leonards Warrior Square train stations, this stunning apartment in a Grade II listed, castle-like, Victorian mansion has been fully refurbished to a high standard.





This beautiful apartment in a stunning period building is a must see!

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/2675727725514b16b36a3e9a86572c79>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band A: £1703

Lease: 999 years from 2017

Service Charge: £1420 per annum

Ground Rent: £15 per annum

Exterior and Approach

A Grade II listed, Scottish Baronial-style sandstone Victorian mansion in the Quarry Hill area of St Leonards-on-sea, raised above the road behind a sandstone retaining wall

A gravel drive leads to the communal garden in front of the building and the car park behind, with steps at the side of the building to the apartment's private front door

Entrance Hall

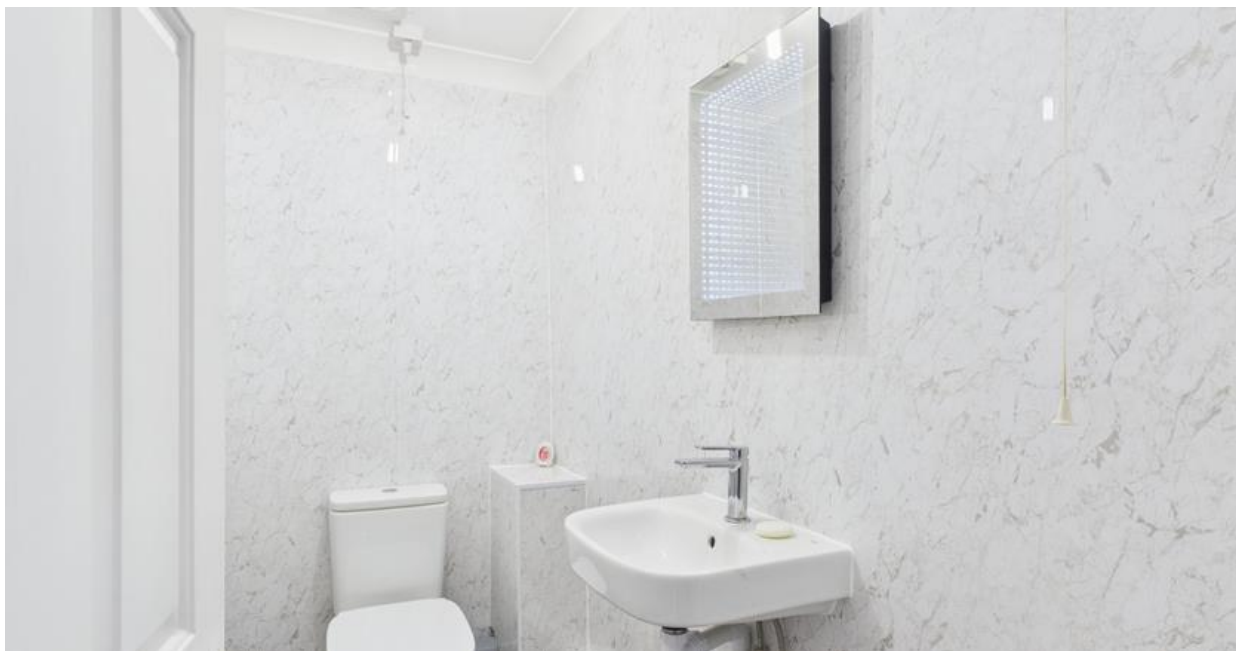
L-shaped entrance hall, carpeted with feature stone wall, radiator and doors to all rooms

Cloakroom

2.17m x 1.07m (7'1" x 3'6")

Vinyl flooring, illuminated infinity mirror, extractor fan and white suite comprising basin and WC





Bathroom

3.07m x 1.71m (10'1" x 5'7")

Vinyl flooring, illuminated mirror, extractor fan, radiator and white suite comprising basin, WC and bath with shower over

Bedroom

4.06m x 3.73m (13'4" x 12'2")

Good-sized double-bedroom, carpeted with radiator and uPVC double-glazed window to rear aspect

Living Room

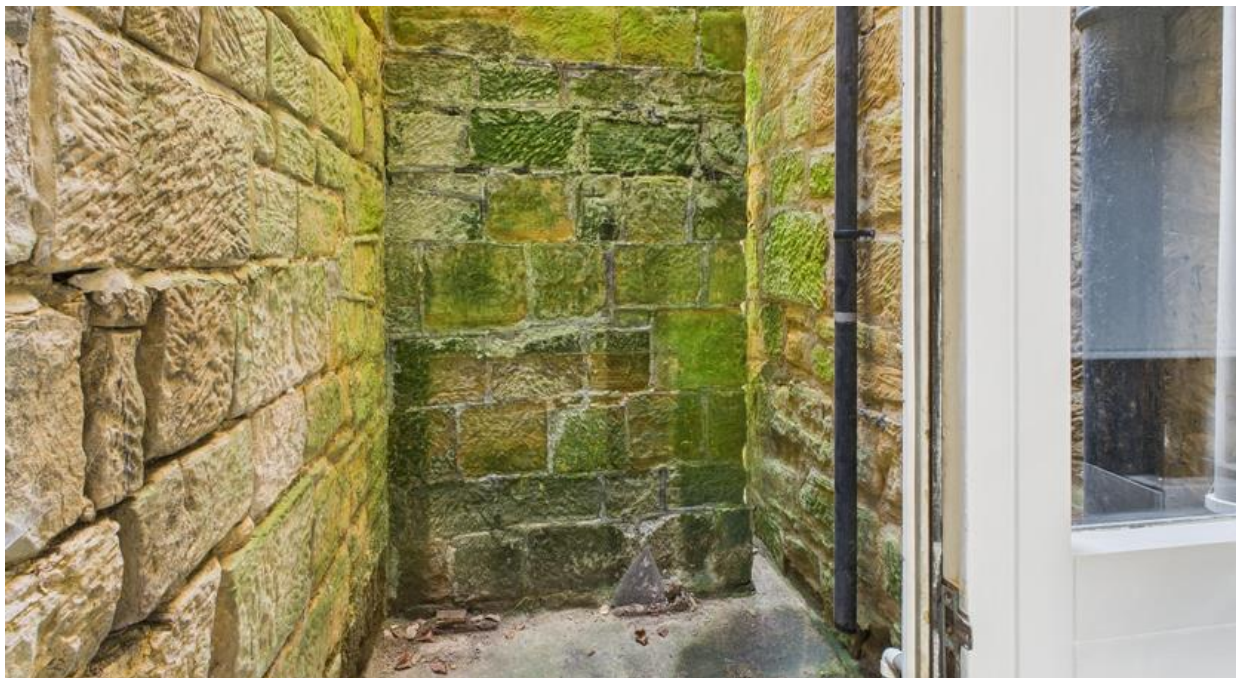
4.85m x 4.26m (15'11" x 14'0")

Good-sized living room, carpeted with three uPVC double-glazed windows to rear aspect, two double radiators and period feature fireplace

Kitchen/Diner

4.86m x 1.47m (15'11" x 4'10")

Brand new kitchen with dining area open plan to living room, wood-effect tiled flooring with charcoal grey worksurfaces over light grey cabinets and doors, stainless steel single sink and drainer, stainless steel cooker hood over gas hob and built-under electric oven, integrated under-counter fridge-freezer and space/plumbing for washing machine, new boiler and uPVC double-glazed windows and doors to rear courtyard



Courtyard

Small courtyard/light well - enough space for drying clothes or a bistro table and chairs

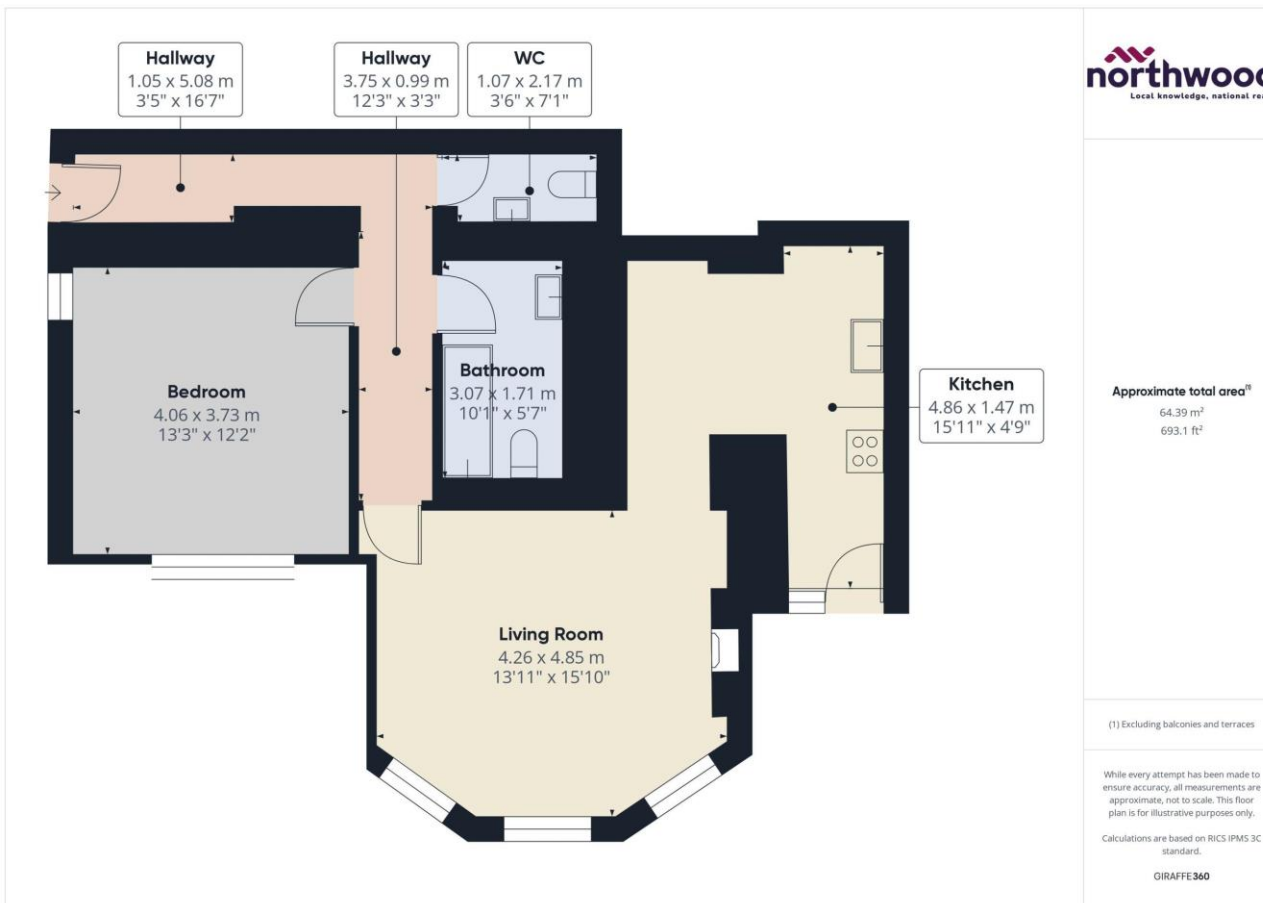
Communal Garden

Beautiful maintained communal garden to the front of the property, mostly laid to lawn with seating areas and flower beds

Parking

Allocated parking space in gravel car park to rear of building





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