



£450,000

The Cottage At, 18 Maze Hill, St Leonards-On-Sea, TN38 0HN

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Delightful detached two bedroom Victorian cottage, set in a quiet and highly sought after part of Burton St Leonards. This charming property comes with a host of desirable features including a landscaped private cottage garden, self contained summer house / home office, period features, gas central heating, two double bedrooms, ground floor shower-room, and master with en-suite WC. Seafront, local shops and transport are all within easy walking distance, and picturesque St Leonards Gardens is steps away. The property also comes with the added benefit of being CHAIN FREE.

## STABLE STYLE DOOR

Leading to kitchen / dining room.

## KITCHEN / DINING ROOM

12'0" x 11'80 (3.66m x 3.35m)

Tiled quarry flooring. Window facing front aspect. Range of base and wall units. Freestanding electric hob and oven below. Inset sink drainer unit with mixer tap. Space for dining table. Television point. Radiator.

## GROUND FLOOR BATHROOM

Walk-in shower enclosure with electric power shower. Concealed cistern dual flush low level WC, vanity enclosed wash basin with mixer tap, tiled walls, heated towel rails.

## LIVING ROOM

16'9 x 12'4 max (5.11m x 3.76m max)

Double aspect, with bowed window facing front and window to side. Two radiators, television point, stone fireplace.

## FIRST FLOOR LANDING

Recessed shelving.

## BEDROOM ONE

15'4 x 13'3 max (4.67m x 4.04m max)

Double aspect with windows facing front and side aspect. Carpeted flooring. Built in wardrobes , radiator. Ensuite with WC and washbasin.

## BEDROOM TWO

13'4 x 9'6 (4.06m x 2.90m)

Carpeted flooring. Double aspect room with windows facing front and side aspect.

## OUTSIDE

Private gated access, set back from road. Delightful, south facing cottage garden with mature plants and shrubs, and pond. Terraced with steps and walk way with additional patio area.

## GARDEN STUDIO / HOME OFFICE

13'5 x 9'2 max (4.09m x 2.79m max)

private entrance, windows to side aspects, pretty views over the garden, electric power and lights.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

