



Moloney
COUNTRY PROPERTY



33 FINCH MANSIONS

ST. LEONARDS ON SEA



FLAT 33, FINCH MANSIONS, UPPER MAZE HILL, ST. LEONARDS ON SEA, EAST SUSSEX TN38 0LD

CHAIN FREE. LOCATED IN THE DESIRABLE AREA OF UPPER MAZE HILL, ST. LEONARDS-ON-SEA, THIS CHARMING ONE-BEDROOM DOWNSIZER FLAT OFFERS A WONDERFUL OPPORTUNITY FOR BOTH FIRST-TIME BUYERS AND INVESTORS ALIKE. SITUATED ON THE FIFTH FLOOR OF A WELL-MANAGED PURPOSE-BUILT BUILDING, THIS PROPERTY BOASTS A SPACIOUS RECEPTION ROOM, A WELL-PROPORTIONED BEDROOM, BATHROOM AND KITCHEN WITH TWO PRIVATE BALCONIES ENJOYING VIEWS TO THE SOUTH ACROSS ST. LEONARDS TO THE ENGLISH CHANNEL. ALLOCATED PARKING.

ACCOMMODATION LIST: : COMMUNAL ENTRANCE HALL, PRIVATE HALL, SITTING/DINING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM, ALLOCATED PARKING.



COMMUNAL ENTRANCE HALL: Accessed via security entry-phone system, stairs and passenger lift to the fifth floor hallway.

Front door to:

ENTRANCE HALL: Built in storage cupboard.

SITTING/DINING ROOM: UPVC double glazed window and double-glazed door that leads out to lovely balcony area with stunning views over the English Channel and Saint Leonards. Night storage radiator. Wall light points. Ornate wooden fire surround. Coved ceiling. Door to:

KITCHEN: UPVC double glazed windows to the side. Fitted with range of wall and base units with wood effect laminate worktop over inset with sink unit. Fridge/freezer, electric cooker and washing/drying machine. Tiled splash-backs.

BEDROOM: UPVC double glazed panoramic window with door alongside out to a balcony which has a seating area with ocean views over St. Leonards to the English Channel.

BATHROOM: Fitted with coloured suite comprising WC, vanity unit inset with hand basin & panelled bath with shower over. Part tiled walls. Airing cupboard housing hot water tank with slatted shelves over.



PRICE GUIDE £ 185,000



OUTSIDE: Allocated parking space located at the rear.

SERVICES: Mains electricity, drainage & water are connected.

FLOOR AREA: 50 m² (538 ft²) Approx.

EPC RATING : 'B'

LOCAL AUTHORITY: Hastings Borough Council.

COUNCIL TAX BAND : 'C'

TENURE: Leasehold - 990 years remaining

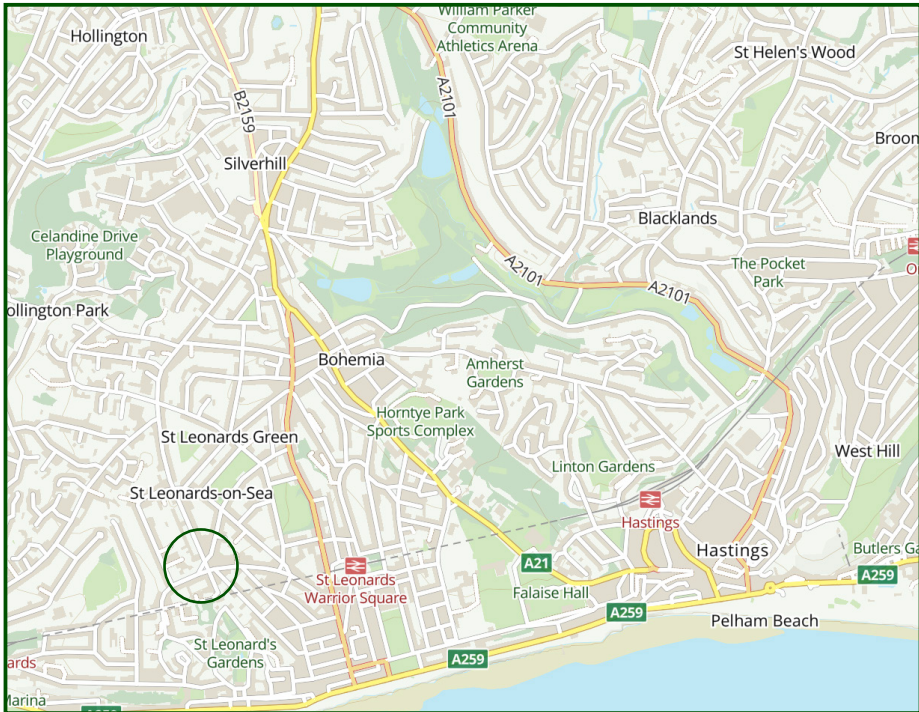
SERVICE CHARGES: £1,515 per annum (payable ½ yearly in advance).

TRANSPORT LINKS: Ideally positioned for the commuter are Hastings & St. Leonards Warrior Square, both provide services to London Bridge, Waterloo, Charing Cross and Cannon Street whilst Hasting also provides a cross country route to Ashford to the east and Eastbourne to the west. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling south towards Hasting on the A21, at the roundabout bear right onto Sedlescombe Rd North. At the traffic lights continue onto Sedlescombe Rd South. Continue on to The Green and then Upper Maze Hill. Finch Mansions will be found on the right before the junction.

What3Words (Location): [///chairs.score.folds](#)

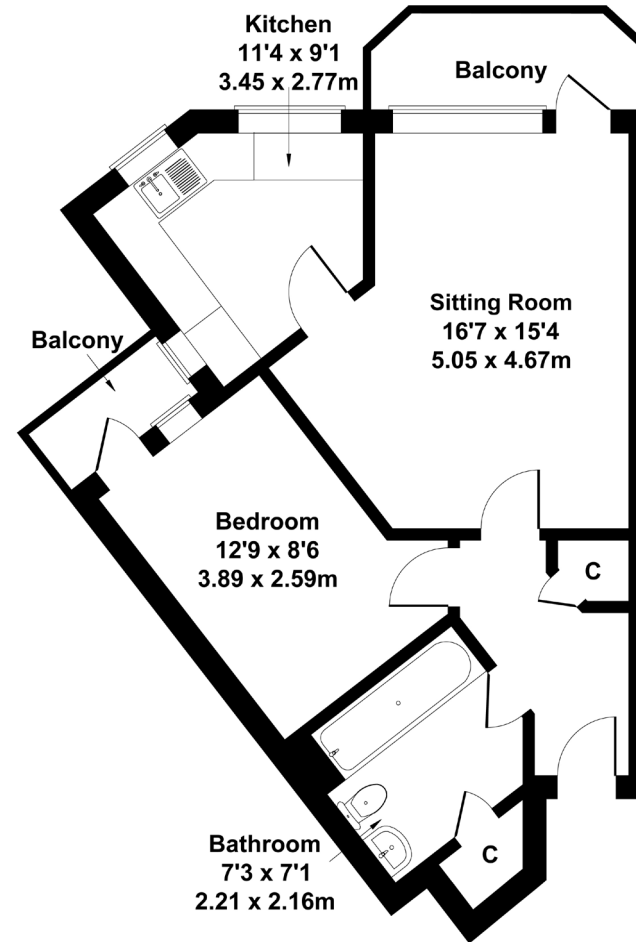
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

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Approximate Gross Internal Area
538 sq ft - 50 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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