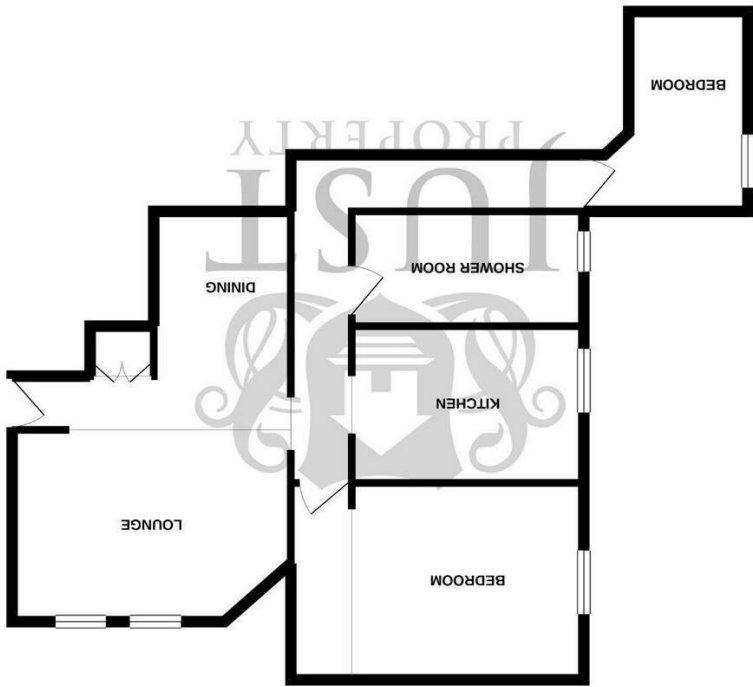




Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
			Very energy efficient - lower running costs
			A (92 plus)
			B (81-91)
			C (69-80)
			D (55-68)
			E (39-54)
			F (21-38)
			G (1-20)
			Not energy efficient - higher running costs
			Current
			Potential



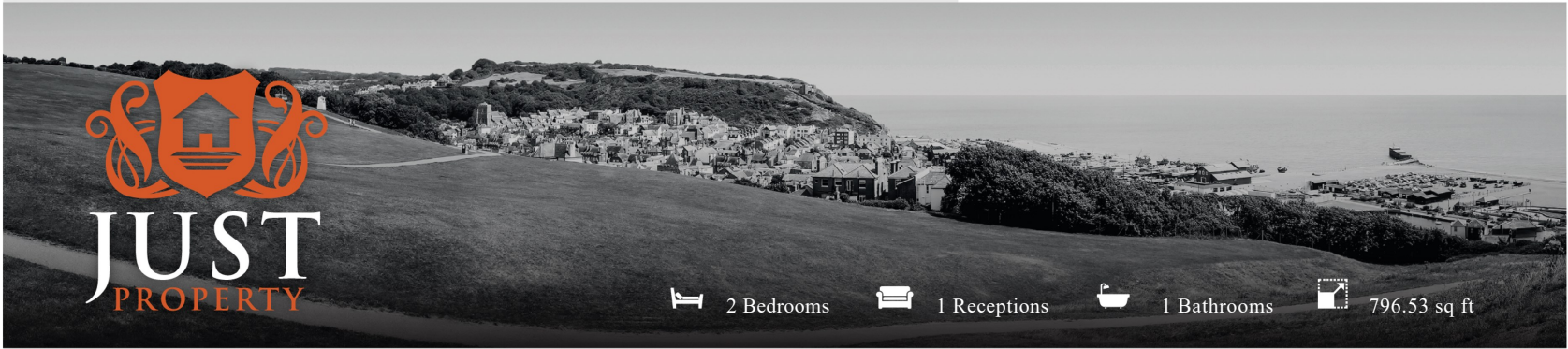
GROUND FLOOR



Flat 6 St Leonards Lodge Maze Hill, St Leonards On Sea, TN38 0HW

FLOORPLANS

www.justproperty.net



Flat 6 St Leonards Lodge Maze Hill, St Leonards On Sea, TN38 0HW

Leasehold

£345,000





Leasehold

£345,000



2 Bedrooms



1 Receptions



1 Bathrooms



796.53 sq ft

PROPERTY DETAILS

This Grade II Listed hidden gem, dating back to circa 1845, was designed by renowned architect Decimus Burton, who lived here for many years. Constructed of coursed ironstone, St Leonard's Lodge is an alluring historic building, now divided into individual apartments and approached via a private driveway with attractive communal gardens.

This particular ground floor apartment offers spacious two-bedroom accommodation and has the added benefit of a garage. Since purchasing the property, the current owners have very tastefully improved and enhanced the apartment throughout, creating a beautifully presented home which combines the character of this historic building with stylish modern living. Improvements include redecoration throughout, new carpets and blinds, upgraded lighting and radiators, together with bespoke fitted storage and cupboard doors.

Maze Hill is lined with striking 19th century Gothic villas and is arguably one of the most favoured areas of St Leonards. The property is within easy walking distance of local amenities, the beautiful St Leonards Gardens, the promenade and seafront, as well as Warrior Square railway station with connections to London. Hastings town centre is also within easy reach.

The apartment itself is characterful yet modern, with some superb features throughout. There are elements of open-plan living with an impressive 21'3 x 14'4 reception room featuring bespoke storage and space for dining. The attractive kitchen is well equipped with a five-ring gas hob, double electric oven and integrated appliances.

There are two well-proportioned bedrooms together with a stylish shower room featuring a generous double shower enclosure, vanity unit, heated towel rail and underfloor heating. Further benefits include gas central heating with Hive controls, a garage and beautifully maintained communal areas and gardens.

A truly individual apartment in a building steeped in local history, viewing is highly recommended.

ROOM DIMENSIONS

Communal Entrance

Private Front Door

Lounge/Dining
21'3" x 14'4" (6.48 x 4.37)

Inner Hallway

Kitchen
11'10" x 8'0" (3.63 x 2.46)

Bedroom One
15'1" x 10'2" (4.60 x 3.10)

Bedroom Two
10'2" x 8'3" (3.12 x 2.54)

Shower Room
11'10" x 5'10" (3.63 x 1.78)

Garage En-Bloc

Communal Garden

FEATURES

- Grade II Listed Property
- Refurbished & Tastefully Presented
- Two Bedrooms
- Ground Floor Apartment
- Spacious 21'3 Reception Room
- Attractive Communal Gardens
- Designed By Decimus Burton
- Beautiful Period Building
- Popular St Leonards Location



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.