

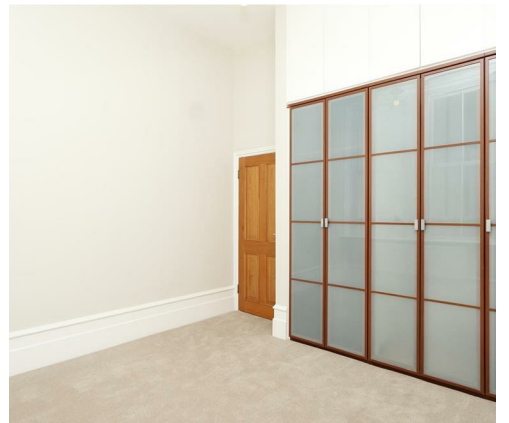


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new
instruction



Upper Maze Hill, St. Leonards-On-Sea, Leasehold | Apartment | 2 Bedrooms

A charming and characterful ground floor garden apartment set within an impressive detached period residence, ideally positioned in the sought-after Burton St Leonards area. Combining period character with modern living, this beautifully presented two bedroom apartment offers an impressive array of original features, including high ceilings, decorative corning, high skirting boards and sash windows. The bright open-plan living space provides direct access to the south-westerly facing private garden, creating a wonderful space for relaxing, entertaining and dining alfresco. The recently installed contemporary kitchen is stylishly finished and seamlessly connects with the living area, making it an ideal space for modern living. The principal bedroom features a stylish and cleverly concealed en suite, complemented by a generous second double bedroom and a spacious family bathroom. Outside, the property also enjoys access to well-maintained communal gardens, together with an allocated parking space. Situated in a popular and established part of St Leonards, the property is within easy reach of St Leonards Gardens, the seafront, independent shops and eateries, and the mainline railway station. Offered to the market with no onward chain, early viewing is highly recommended.

FOR SALE
LEASEHOLD
£275,000

Location

Upper Maze Hill is located in a sought after area of St Leonards, with the historic park like St Leonard's Gardens nearby. Another benefit of the location is that the seafront, promenade and beach are approximately half a mile away. St Leonards Railway Station offers fantastic transport connections and is less than a mile away.

Communal Entrance

The communal entrance door opens into the communal hallway where you will find the apartment entrance door.

Hallway

The entrance hallway has character features which are visible throughout the apartment. These include high ceilings, cornice and high skirting boards. In the hallway there also is the entryphone handset, inset ceiling spotlights and vinyl flooring.

Bedroom One 11'5" x 10'5" (3.5 x 3.2)

A well proportioned room that has large double glazed sash windows, carpet, ceiling light, radiator and powerpoints. Built in wardrobes with one door allowing access through to;

En suite

A neatly concealed entrance through the wardrobe doors. Fitted with a shower cubicle that has a thermostatic shower, folding screen and tiled walls. Toilet with concealed cistern and a basin with storage beneath.

Bedroom Two 10'5" x 9'10" (3.2 x 3)

This room also affords the character features of high ceilings, sash window and high skirting boards. Radiator, carpet, ceiling light and powerpoints.

Bathroom 7'10" x 5'6" (2.4 x 1.7)

A white suite comprising of bath with mixer tap and shower attachment, basin with storage beneath and toilet that has a concealed cistern. Double glazed sash window with obscured glazing. Ceiling light, extractor and vinyl flooring.

Living Room 13'1" x 11'9" (4 x 3.6)

This lovely room is bathed in natural light from the large windows and glazed door which allows direct access to the private rear garden. High ceiling, ceiling rose, high skirting boards and decorative cornice. Ceiling light, vinyl flooring, powerpoints and radiators.

Kitchen Area 11'9" x 4'7" (3.6 x 1.4)

A breakfast bar, which offers views over the private garden, seamlessly links the living room and kitchen. There's a comprehensive range of wall and floor units finished with taupe cabinetry and stone effect worktop. Stainless steel sink with mixer tap and drainer.

Integrated appliances include oven, four ring gas hob, extractor, slimline dishwasher, washing machine and fridge freezer. Concealed boiler.

Private Garden

The south westerly facing space is a particular feature of the home. It is enclosed with wooden close board fencing and has flower bed and a patio, perfect for alfresco dining.

Parking

The apartment comes with an allocated parking space.

Lease Details

Lease: 125 year term from 2019

Maintenance Charge: £2,057.86 for 2026

Ground Rent: Peppercorn

Additional Information

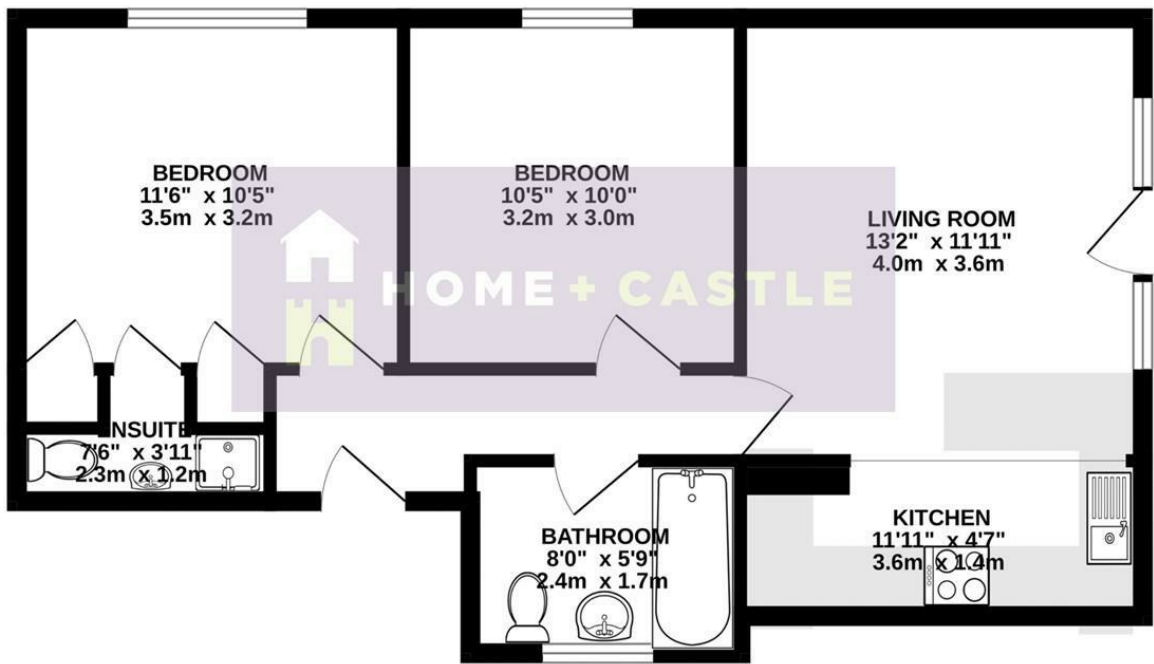
EPC Rating: C

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

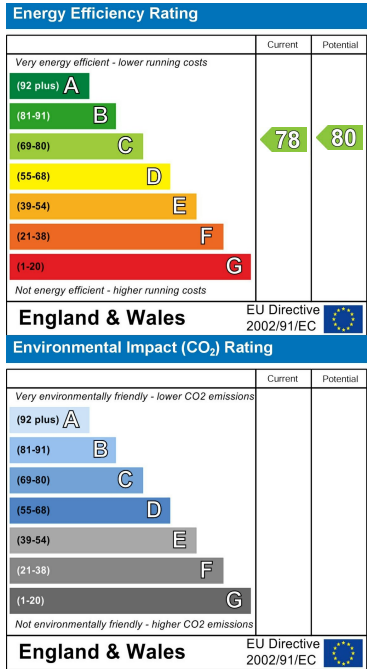


TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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