

FOR ILLUSTRATION PURPOSES

*** OPEN WEEKEND -
THURSDAY 1ST JUNE - SAT 3RD JUNE
BY APPOINTMENT ***



Apartment 7, Victoria House 42 Archery Road, St. Leonards-On-Sea, East Sussex, TN38 0HX

Guide Price £285,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning One Bedroom Apartment
- High Standard Finish
- Amazing Sea Views

- Brand New Exclusive Development
- Brand New Fixtures & Fittings
- Close To Mainline Station

- The Towns Most Exclusive Address
- External Wrap Around Balcony
- Close To The Seafront

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
Very energy efficient - lowest running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Room Dimensions	
Living Room/Kitchen/Dining	6470 x 3835mm (21.2 x 12.5 ft)
Bedroom 1	3725 x 3910mm (12.2 x 12.8 ft)
Bathroom	2110 x 2400mm (6.9 x 7.5 ft)

Block J - Flat 7 (Upper Ground Level)

GEMSELECT
 59/60 High Street
 Baffle
 East Sussex
 TN33 0EN
 Tel: 01424 205220 Fax: 01424 465511

Total Floor Area - 59.02m² (635.28ft²)
Balcony Area - 10.4m² (111.94ft²)

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

*** OPEN WEEKEND - THURSDAY 1ST JUNE TO SAT 3RD JUNE BY APPOINTMENT ***

Call now to book your immediate viewing to avoid disappointment on this STUNNING APARTMENT.

Located in the highly sought-after DECIMUS BURTON area of St Leonards is this simply STUNNING NEW BUILD ONE BEDROOMED APARTMENT situated on the UPPER GROUND FLOOR of this PURPOSE BUILT BLOCK offering SPECTACULAR VIEWS to the SEA and along the coast from its PRIVATE WRAP AROUND BALCONY accessed via BI-FOLDING DOORS from the 21 ft LOUNGE-KITCHEN-DINER with HIGH QUALITY KITCHEN with QUARTZ worktops and APPLIANCES that include twin oven microwave and grill and also enjoying further benefits including gas central heating, double glazing, ONE DOUBLE BEDROOM, bathroom & we and an ALLOCATED CAR PARKING SPACE. The property is within reach of not only the seafront and promenade of St Leonards, but also its eclectic mix of shopping facilities, bars & restaurants, and the mainline railway station.

The only way to truly appreciate this STUNNING NEW BUILD HOME is to arrange an immediate viewing via the owners agents. Call now to avoid disappointment.

LOCATION

Situated on the edge of St Leonards Gardens, just a two-minute stroll to the sea. The development is a triumphant transformation of Decimus Burton buildings nestled within an exclusive and historical part of St Leonards. Only a short walk away is St Leonards town centre with great bars, restaurants, independent galleries and shops on Norman and Kings Road. Many high-profile individuals have been regular visitors to St Leonards Gardens and the properties surrounding amongst them Her Majesty, Queen Victoria, the writer H. Rider Haggard who occupied The North Lodge, and Alan Turing. St Leonards Gardens today enjoys a tranquil setting with a range of plants, trees and wildlife. The star of the show is the central ornamental pond. The location offers two mainline railway stations with services to London from St Leonards Warrior Square and West St Leonards as well as the seafront being on your door step, the location offers easy access to the fantastic Hastings pier, main town and historic old town with a wide variety of independent retailers found close by can also be enjoyed. There are many highly regarded schools within short reach of this family home such as Battle Abbey School, Claremont, Vinehall and Buckswood.

COMMUNAL ENTRANCE LOBBY

Front door to;

ENTRANCE HALL

Radiator, central heating thermostat, built in cupboard, entry phone receiver.

LOUNGE-KITCHEN-DINER

21'3 x 12'9 (6.48m x 3.89m)

Double glazed windows to front and side aspects, for former enjoying superb views over rooftops to the sea, radiator, stainless steel inset sink with stainless steel mixer tap over, range of modern high gloss base units comprising cupboards and drawers set beneath quartz working surfaces with matching upstand, matching wall units over, integrated cooker hood with glass splashback, inset four ring Bosch ceramic hob, stainless steel Bosch oven, stainless steel Bosch integrated microwave oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted gas combination boiler, inset ceiling spotlighting, double glazed bi-folding doors opening to;

WRAP AROUND BALCONY

Enjoying spectacular views over rooftops and out to sea.

BEDROOM ONE

12'1 max x 10'2 (3.68m max x 3.10m)

Double glazed window to front aspect enjoying views over rooftops to the sea, built in wardrobe with sliding mirrored doors, inset ceiling spotlighting, radiator, return door to hallway.

BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

Part tiled walls, white suite comprising panelled bath with stainless steel mixer tap with rain waterfall feature, tiled shower cubicle with rain waterfall shower and mixer spray attachment, wash hand basin set into vanity unit beneath with stainless steel waterfall tap over, low level wc with concealed cistern, inset ceiling spotlighting, extractor fan, tiled floor, heated towel rail, return door to hallway.

TENURE

We have been advised of the following;

Lease: 125 Years

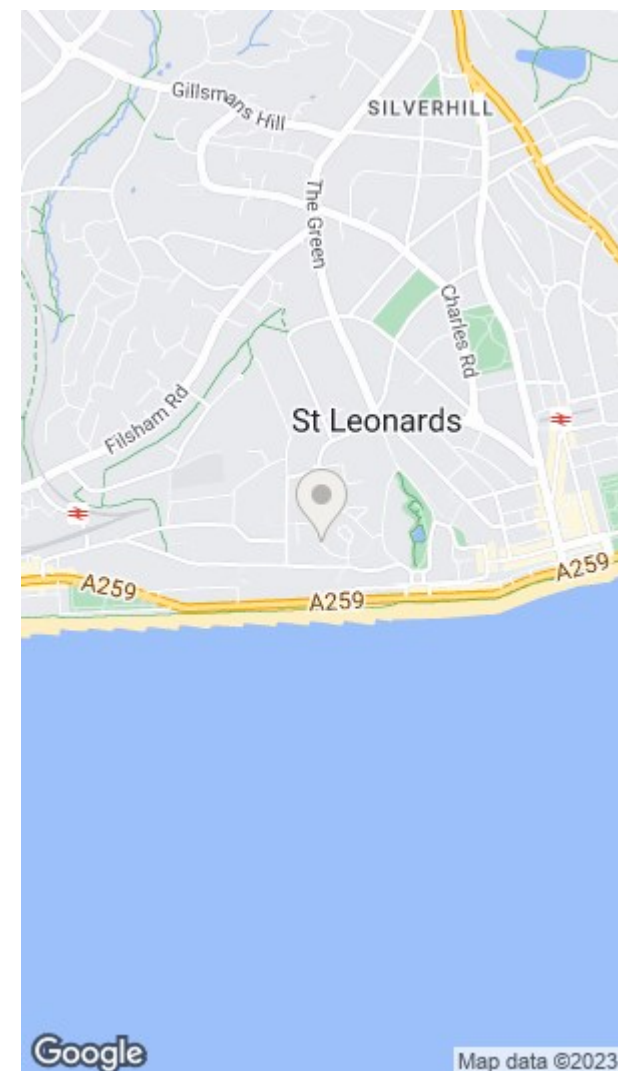
Maintenance: TBC

Ground Rent: TBC

Council Tax TBC

ALLOCATED PARKING

Underground parking space in block A & B - Further details available upon request.





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