



Apartment 6 Victoria House 42 Archery Road, St. Leonards-On-Sea, East Sussex, TN38 0HX

Guide Price £380,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Two Bedroom Apartment
 - High Standard Finish
 - External Balcony
- Brand New Exclusive Development
 - Brand New Fixtures & Fittings
 - Close To Mainline Station
- The Towns Most Exclusive Address
 - Amazing Sea Views
 - 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		
	Current	Potential
Very energy efficient - lowest running costs		
(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 3585 x 7860mm (11.7 x 25.7 ft)

Bedroom 1 3470 x 4570mm (11.3 x 14.9 ft)

Bedroom 2 3000 x 4570mm (9.8 x 14.9 ft)

Bathroom 1725 x 3000mm (5.6 x 9.8 ft)

Total Floor Area - 72.08m² (775.86ft²)

Balcony Area - 9.09m² (97.84ft²)

Block J - Flat 6

(Upper Ground Level)

GEMSELECT
homes for life

59/60 High Street
 Baffoe
 East Sussex
 TN33 0EN

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Important Notice:
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TO BE SOLD

Located in the highly sought-after DECIMUS BURTON area of St Leonards is this simply STUNNING NEW BUILD TWO BEDROOMED APARTMENT situated on the FIRST FLOOR of this PURPOSE BUILT BLOCK offering SPECTACULAR VIEWS to the SEA and along the coast from its PRIVATE BALCONY accessed via BI-FOLDING DOORS from the 25ft LOUNGE-KITCHEN-DINER with HIGH QUALITY KITCHEN and APPLIANCES and also enjoying further benefits including gas central heating, double glazing, TWO DOUBLE BEDROOMS, bathroom & wc 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

Stairs or lift to first floor, front door to;

ENTRANCE HALL

Radiator, inset ceiling spotlighting, built in cupboard

LOUNGE-KITCHEN-DINER

25'7 x 11'7 (7.80m x 3.53m)

Double glazed windows to front and side aspects enjoying spectacular views over rooftops to the sea, offering an open plan reception space with a kitchen affording 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, matching wall units over, integrated extractor hood over induction hob, Bosch stainless steel oven, Bosch stainless steel integrated microwave combi oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted gas boiler, inset ceiling spotlighting, radiator, double glazed bi-folding doors opening to;

BALCONY

Enjoying spectacular views over the rooftops of St Leonards, out to sea and along the coast.

BEDROOM ONE

14'9 x 11'3 (4.50m x 3.43m)

Double glazed window enjoying views over rooftops out to sea, radiator, inset ceiling spotlighting, return door to hallway.

BEDROOM TWO

14'9 x 9'8 (4.50m x 2.95m)

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

BATHROOM

9'8 x 5'6 (2.95m x 1.68m)

Part tiled walls, panelled bath with over bath shower, wash hand basin set into vanity unit beneath with mixer tap over, low level wc with concealed cistern, walk in shower with rain waterfall shower and mixer spray attachment, heated towel rail/ radiator, tiled floor, inset ceiling spotlighting, return door to hallway.

TENURE

We have been advised of the following;

Lease: TBC

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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