

**RUSH  
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**Ground Floor Flat, 31 Brittany Road, St. Leonards-On-Sea, East Sussex TN38 0RB  
Offers In Excess Of £350,000**

We are proud to offer this rare opportunity to acquire a truly exceptional two bedroom ground floor apartment found in an impressive Victorian building in sought after central St Leonards. There is a characterful reception room with high ceilings and an abundance of original features including fireplace, expansive sash windows which flood the room with natural light, in the kitchen a bespoke design with an impressive attention to detail. A spacious bay fronted double bedroom and benefits from bay sash windows and an authentic Victorian fireplace. The bathroom, furnished with Victorian style and recently fitted to a high specification, the second bedroom is a spacious double room. The owner's meticulous attention to detail is evident in every way throughout this contemporary Victorian conversion. St Leonards centre and the beach are within easy walking distance with local independent shops and eateries are only a stones throw away. If you desire fine food and evenings out in an enchanting and creative seaside town with a rich culture then St Leonards could be your answer. There are good transport links directly to London from Warrior Square station. The property includes a long lease and off road parking with Viewings come highly recommended.



### **Communal Entrance Hall**

Part glazed entrance door, private entrance door to the ground floor leading through to:

### **Private Entrance Hall**

Entry-phone, wall mounted consumer unit, radiator, deep skirting boards, original cornicing, understairs storage cupboard, carpet as laid, doors off to the following:

### **Lounge**

22' into bay x 15'1 (6.71m into bay x 4.60m)

Original sash bay window to rear overlooking gardens, original cornicing, ceiling rose, feature fireplace with an inset electric fire and tiled hearth with wooden surround, deep skirting boards, carpet as laid, concealed meter cupboard, telephone point, radiator.

### **Kitchen/Breakfast Room**

12' x 7'3 (3.66m x 2.21m)

Double glazed window to rear, range of contemporary high quality matching wall and base units with quartz work surfaces over, sink unit with side drainer and mixer tap providing instant boiling water, part tiled walls, integrated dishwasher, integrated fridge/freezer, large larder cupboard, built in AEG microwave, range style cooker with a Rangemaster cooker hood set above, composite flooring, radiator, original cornicing.

### **Bedroom One**

20' into bay x 15'2 (6.10m into bay x 4.62m )

Sash bay stained glass windows to front, deep skirting boards, original cornicing, ceiling rose, feature fireplace with wooden moulded surround and tiled hearth, radiators, carpet as laid.

### **Bedroom Two**

12' x 7'2 (3.66m x 2.18m)

Double glazed window to side, original cornicing, picture rail, deep skirting boards, radiator, carpet as laid.

### **Shower Room/WC**

9'8 into bay x 7'9 (2.95m into bay x 2.36m)

Double glazed bay window to side, contemporary style suite comprising of a corner shower cubicle with sliding glass entrance door and Victorian style mixer shower, low level wc, bidet, wash hand basin set into a vanity unit, laddered heated towel rail, part tiled walls, vinyl flooring, door leading through to:

### **Utility Room**

Double glazed window to side, wall mounted Ideal boiler, space and plumbing for washing machine, shelving, work surface, radiator, vinyl flooring.

### **Outside**

#### **Communal Front Garden**

Area of front garden shared by the residents of the building.

#### **Allocated Parking Space**

Allocated parking is found to the front for one vehicle.

### **Tenure**

#### **Lease**

Approximately 120 years remaining.

#### **Ground Rent**

Zero.

#### **Maintenance**

1/4 share of costs. Currently £1,800 per annum.

### **Agents Note**

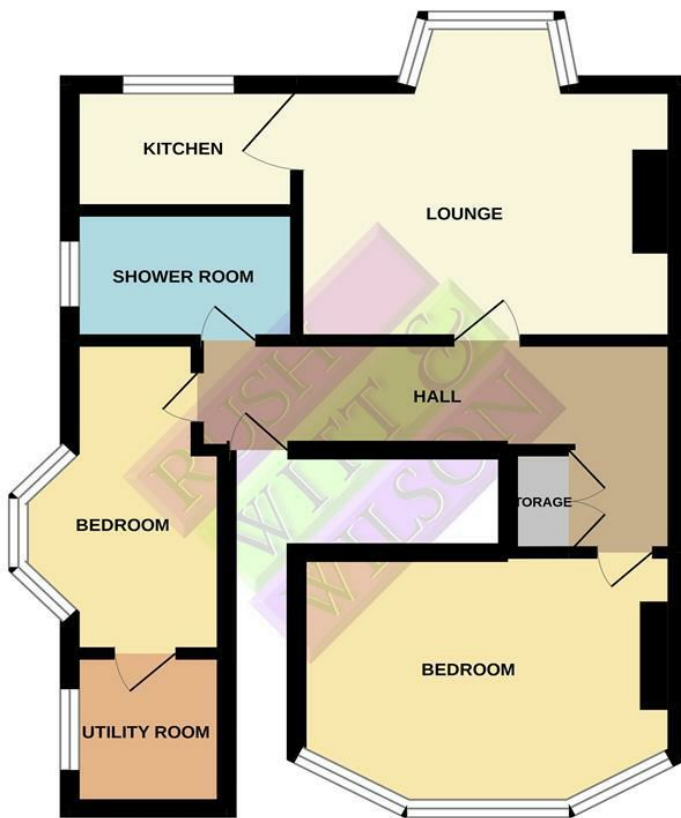
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR



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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower 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		69	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



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