

**RUSH
WITT &
WILSON**



**Flat 11 Malcolm Peth Upper Maze Hill, St. Leonards-On-Sea, East Sussex TN38
0LQ**

Offers In Excess Of £230,000

We welcome to the market this bright, spacious & modern two bedroom apartment tucked away from the street with a modern fitted kitchen, built-in appliances, large living room that offers buyers the perfect home in St Leonards-On-Sea. This fantastic location of Malcolm Peth, St Leonards was created by the well-known London builder James Burton between 1827 and 1837, his son the architect Decimus Burton added further buildings in the 1850's and 60's. The well maintained private gardens of Markwick Terrace are just around the corner and membership can be granted for a small charge. Upper Maze Hill is well known for larger properties, the road which offers good driving routes through the town can provide access to the A21 to London, with St Leonards Main Line Train Station only 600m away, Five Primary Schools within 1 mile, Norman Road & Kings Road within walking distance and the Seafront. The accommodation comprises of a large living room, kitchen and bathroom on the ground floor with two double bedrooms on the first floor. The property has a very bright and airy feel, with large windows and benefits from a share of the freehold, allocated parking and a communal garden. The property is to be sold chain free and all potential buyers should contact the vendors sole agents Rush Witt & Wilson



Communal Entrance Hall

Private entrance door to the ground floor leading through to:

Private Entrance Hall

Radiator, wall mounted entry-phone, carpet as laid, doors off to the following:

Lounge

15'4 x 10'6 (4.67m x 3.20m)

Two double glazed sash windows to front, radiator, carpet as laid, telephone point, tv point, stairs rising to the first floor.

Kitchen

9'9 x 7'7 (2.97m x 2.31m)

Upvc sash windows to front and side, range of matching wall and base units with work surfaces over, stainless steel sink unit with side drainer, inset four ring electric hob with cooker hood set above and electric oven set below, part tiled walls, space and plumbing for washing machine, space for freestanding fridge/freezer, part tiled walls, vinyl flooring.

Bathroom/WC

7'2 x 6'2 (2.18m x 1.88m)

Sash window to side, panel enclosed bath with wall mounted mixer shower and shower curtain rail, low level wc, pedestal wash hand basin, part tiled walls, laddered heated towel rail, vinyl flooring.

Upper Floor**Landing**

Upvc sash window to front, carpet as laid, doors off to the following:

Bedroom One

10'9 x 10'1 (3.28m x 3.07m)

Upvc sash window to front, carpet as laid, radiator.

Bedroom Two

12'1 x 9'5 (3.68m x 2.87m)

Upvc sash window to front, carpet as laid, radiator.

Outside**Allocated Parking**

Allocated parking found to the front of the building.

Communal Gardens

Found to the rear of the building.

Tenure**Lease**

Share of Freehold. Lease length TBA.

Maintenance

Approximately £1,300 per annum.

Agents Note

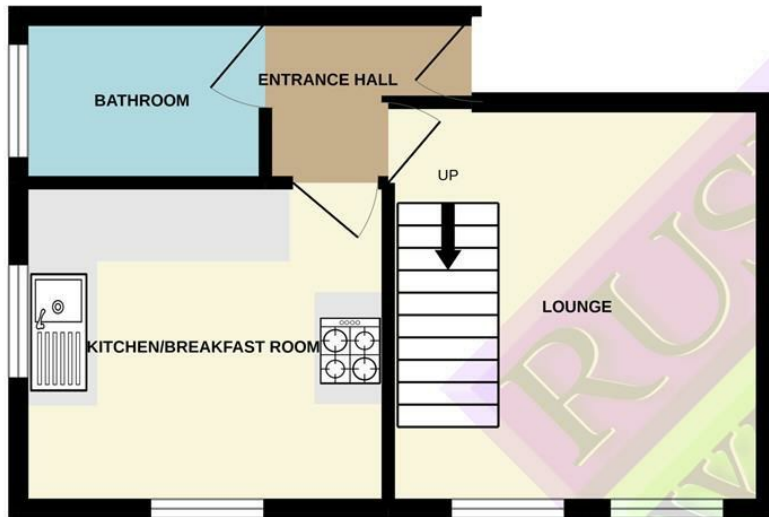
Council Tax Band - A

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

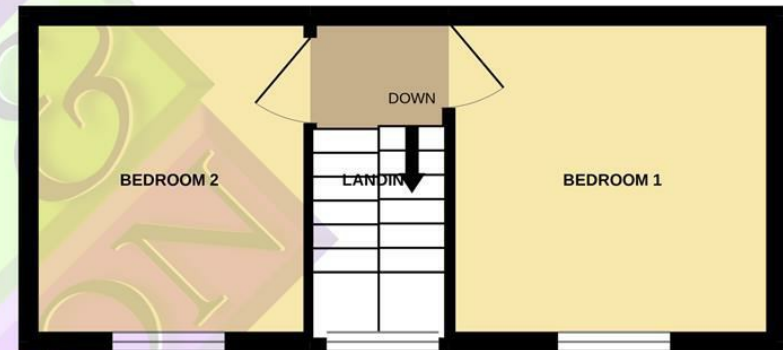
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



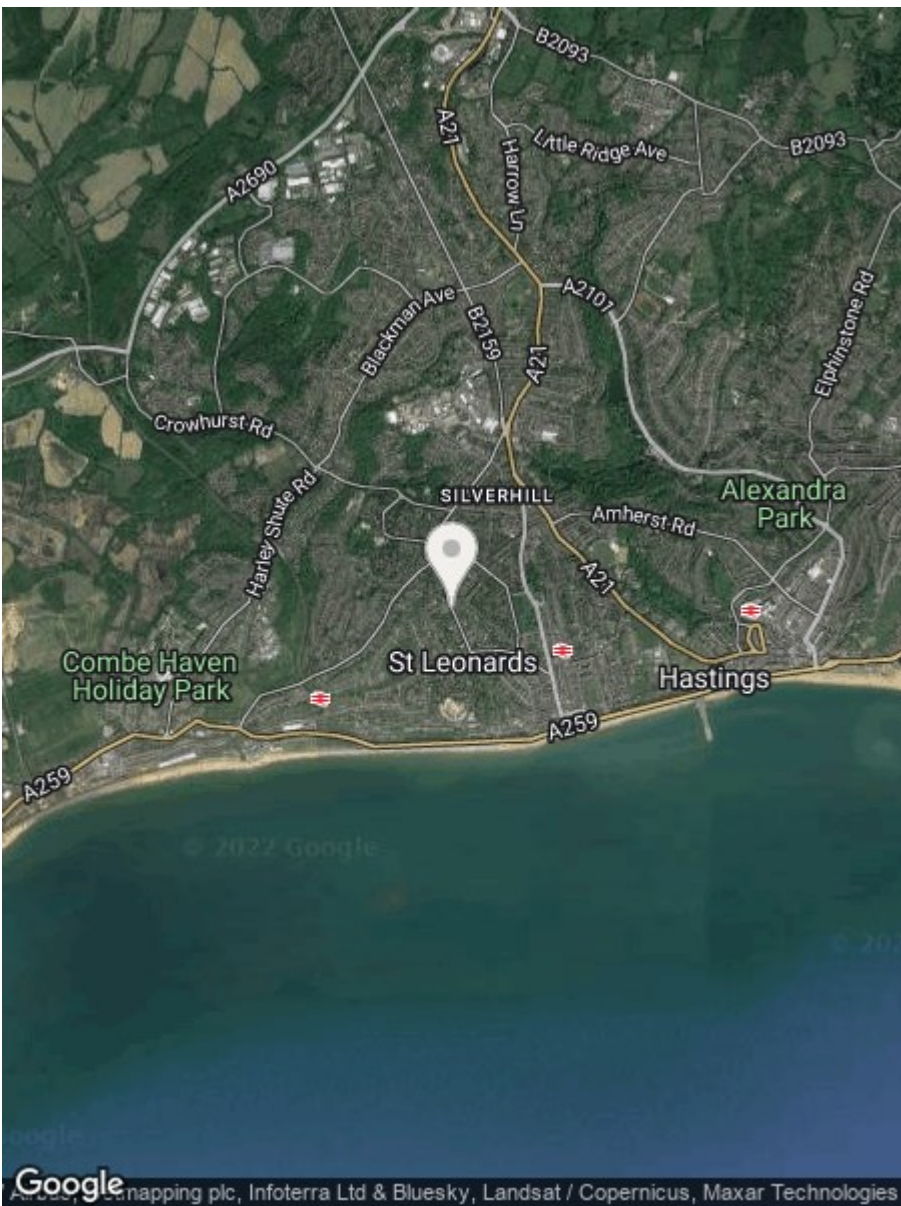
GROUND FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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