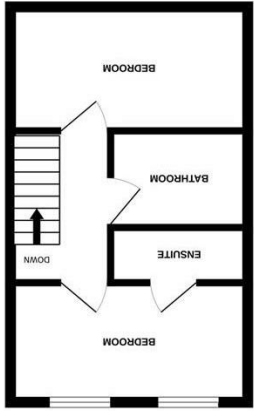
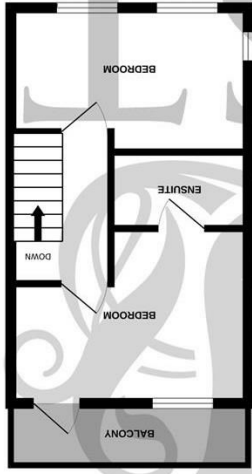




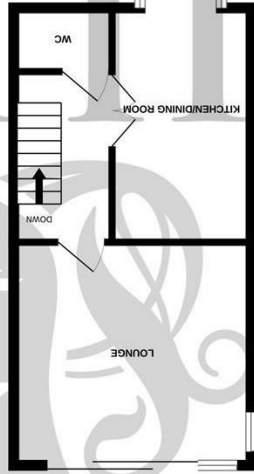
Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
84	92



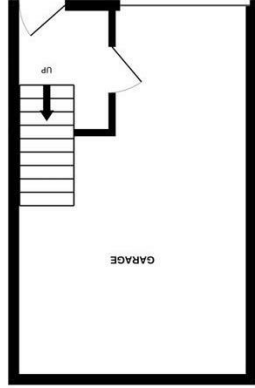
3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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4 Bedrooms 2 Receptions 3 Bathrooms 1614.59 sq ft

6 Archery Gardens, St. Leonards-On-Sea, TN38 0FJ

## FLOORPLANS

6 Archery Gardens, St. Leonards-On-Sea, TN38 0FJ

Freehold

£580,000







Freehold

£580,000



4 Bedrooms 2 Receptions 3 Bathrooms 1614.59 sq ft

## PROPERTY DETAILS

OFFERS IN EXCESS OF £580,000

An exceptional opportunity to acquire a luxury townhouse in this highly sought-after development, set within the prestigious Decimus Burton conservation area of St Leonards. Ideally positioned, these exquisite townhouses are just a short walk from local amenities, the beautiful St Leonards Gardens, the stunning promenade and seafront, as well as excellent transport links, including Warrior Square mainline railway station with direct connections to London.

This stunning semi-detached townhouse has been thoughtfully designed over four floors, offering a sophisticated blend of high-specification fittings and contemporary styling. Each home boasts a superior finish with integrated kitchen appliances, Cat 5 wiring, high-speed fibre broadband, and elegant interior details, including Moduelo flooring, and landscaped gardens with planting by the currents owners.

Further highlights include:

Private rear terrace on the second floor, perfect for outdoor relaxation

Direct garden access from the living room, creating a seamless indoor-outdoor living experience

En-suite shower rooms for added luxury and convenience

Block-paved driveway providing off-road parking

Integral garage with automated doors for ease and security

Gas-fired central heating, high-efficiency double glazing, and smoke & heat detectors

Recessed downlighting for a sleek and modern ambience

The balance of the 10-year LABC new homes warranty, ensuring peace of mind

This exceptional property offer an unrivalled combination of luxury, location, and lifestyle. Viewing is highly recommended to truly appreciate the outstanding quality and design of this CHAIN FREE family home with views towards the sea.

## ROOM DIMENSIONS

Front Door

Entrance Hall

Access To Integral Garage/Utility

First Floor Landing

Living Room  
16'4" x 14'7" (4.98m x 4.47m)

Kitchen/Diner  
21'7" x 9'6" (6.60m x 2.92m)

WC

Second Floor Landing

Bedroom  
14'0" x 13'3" (4.29m x 4.06m)

Terrace/Balcony  
16'4" x 4'7" (5.00m x 1.42m)

En-suite Shower Room/WC

Bedroom

14'0" x 8'9" (4.29m x 2.69m)

Top Floor Landing

Bedroom  
14'0" x 9'4" (4.29m x 2.87m)

En-suite Shower Room/WC

Bedroom  
14'0" x 8'9" (4.29m x 2.67m)

Bathroom  
8'5" x 5'6" (2.57m x 1.70m)

Integral Garage

Off-Road Parking

Rear Garden

## FEATURES

- Four Bedroom Townhouse
- Sea Views
- Three Bathrooms
- Large Tandem Garage & Off Road Parking
- High Quality Fixtures and Fittings
- Development Over Looking The Green
- Private Terrace Off Of Principle Bedrooms
- CHAIN FREE
- Open Plan Kitchen and Dining Room



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.