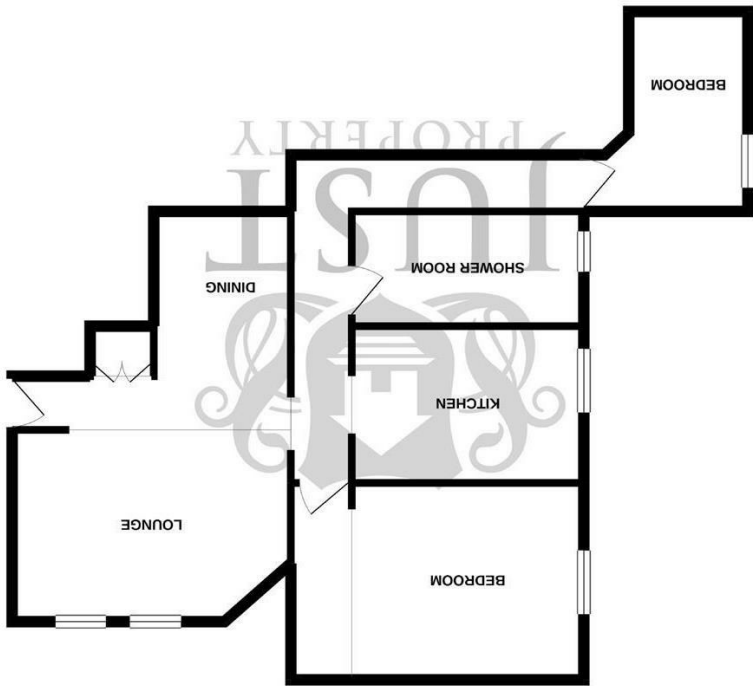




Energy Efficiency Rating			
EU Directive 2002/91/EC			
England & Wales			
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		61	
		77	



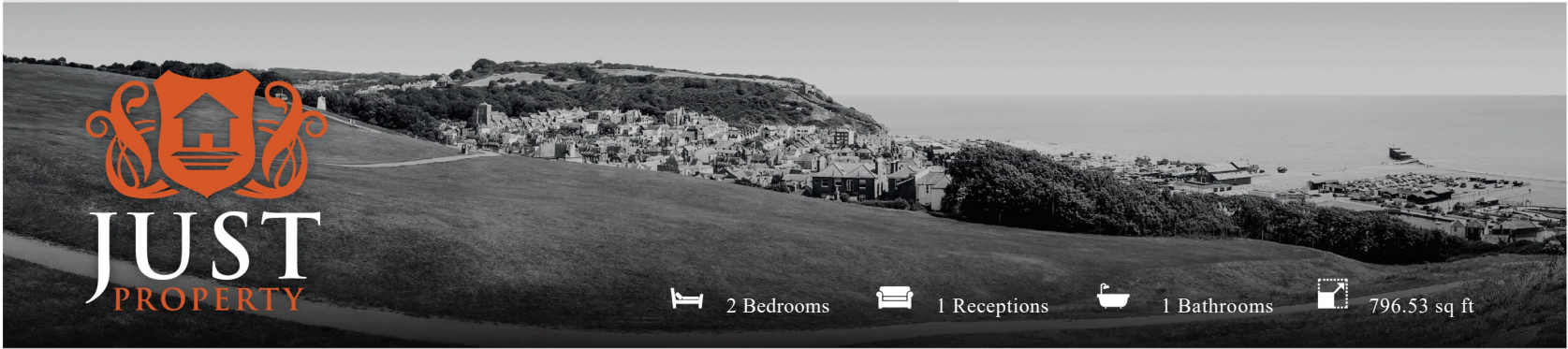
GROUND FLOOR



Flat 6 St Leonards Lodge Maze Hill, St Leonards On Sea, TN38 0HW

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

Flat 6 St Leonards Lodge Maze Hill, St Leonards On Sea, TN38 0HW

Leasehold

£345,000





2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

PROPERTY DETAILS

This Grade II Listed hidden gem, dating back to circa 1845, was designed by renowned architect Decimus Burton, who lived here for many years. Constructed of coursed ironstone, St Leonard's Lodge is an alluring historic building, now divided into individual apartments and approached via a private driveway with attractive communal gardens.

This particular ground floor apartment offers spacious two-bedroom accommodation and has the added benefit of a garage. Since purchasing the property, the current owners have very tastefully improved and enhanced the apartment throughout, creating a beautifully presented home which combines the character of this historic building with stylish modern living. Improvements include redecoration throughout, new carpets and blinds, upgraded lighting and radiators, together with bespoke fitted storage and cupboard doors.

Maze Hill is lined with striking 19th century Gothic villas and is arguably one of the most favoured areas of St Leonards. The property is within easy walking distance of local amenities, the beautiful St Leonards Gardens, the promenade and seafront, as well as Warrior Square railway station with connections to London. Hastings town centre is also within easy reach.

The apartment itself is characterful yet modern, with some superb features throughout. There are elements of open-plan living with an impressive 21'3 x 14'4 reception room featuring bespoke storage and space for dining. The attractive kitchen is well equipped with a five-ring gas hob, double electric oven and integrated appliances.

There are two well-proportioned bedrooms together with a stylish shower room featuring a generous double shower enclosure, vanity unit, heated towel rail and underfloor heating. Further benefits include gas central heating with Hive controls, a garage and beautifully maintained communal areas and gardens.

A truly individual apartment in a building steeped in local history, viewing is highly recommended.

ROOM DIMENSIONS

- Communal Entrance
- Private Front Door
- Lounge/Dining
21'3" x 14'4" (6.48 x 4.37)
- Inner Hallway
- Kitchen
11'10" x 8'0" (3.63 x 2.46)
- Bedroom One
15'1" x 10'2" (4.60 x 3.10)
- Bedroom Two
10'2" x 8'3" (3.12 x 2.54)
- Shower Room
11'10" x 5'10" (3.63 x 1.78)
- Garage En-Bloc
- Communal Garden

FEATURES

- Grade II Listed Property
- Refurbished & Tastefully Presented
- Two Bedrooms
- Ground Floor Apartment
- Spacious 21'3 Reception Room
- Attractive Communal Gardens
- Designed By Decimus Burton
- Beautiful Period Building
- Popular St Leonards Location

