



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



new
instruction



Upper Maze Hill, St. Leonards-On-Sea, Leasehold | Flat | 1 Bedrooms

A beautifully presented and characterful one-bedroom apartment, set on the first floor of an impressive detached period residence in the sought-after Burton St Leonards area. Combining elegant period features with contemporary living, this charming apartment offers a bright and welcoming living space, enhanced by a large feature window and a Juliet balcony, creating a light and airy feel throughout. The property retains a wealth of period charm, complemented by a contemporary finish, comprising spacious living area, contemporary kitchen with integrated appliances, well-proportioned bedroom and a modern shower room. Externally, the property benefits from access to the attractive and well maintained communal gardens, together with an allocated parking space. Ideally positioned the apartment is within easy reach of the historic St Leonards Gardens, seafront, independent shops, cafés and restaurants, as well as St Leonards Warrior Square mainline railway station. Offered to the market chain free with no onward chain, this charming apartment is an ideal opportunity for a first-time buyer, downsizer or investor. Early viewing is highly recommended.

FOR SALE
LEASEHOLD
£175,000

Location

Upper Maze Hill is located in a sought after area of St Leonards, with the historic park like St Leonard's Gardens nearby. Another benefit of the location is that the seafront, promenade and beach are approximately half a mile away. St Leonards Railway Station offers fantastic transport connections and is less than a mile away.

Entranceway

The communal entrance door opens into the hallway with the staircase rising to the first floor, where the apartment entrance door is located.

Living Room 16'0" x 12'5" (4.9 x 3.8)

The large heritage window bathes the living space with natural light and is the focal feature of the room. The high ceilings further accentuate the light accommodation. With cornice, ceiling rose and high skirting offering additional character features. Wood flooring, radiator, entryphone, power and television points complete the accommodation.

Kitchen 8'6" x 6'6" (2.6 x 2)

The kitchen is semi open plan with the living room, making it a lovely social space. It is fitted with a range of wall and floor units that is finished with white gloss cabinetry and stone effect worktop. Stainless steel sink that is set beneath a sash window. Integrated oven, four ring gas hob with an extractor over. There's also an integrated dishwasher and fridge freezer. Space and plumbing for washing machine. Inset ceiling spotlights.

Hallway

The wood flooring continues into this space which also has inset ceiling spotlights.

Shower Room 7'10" x 6'6" maximum of (2.4 x 2 maximum of)

A lovely space that has a double shower cubicle, with thermostatic shower. Vanity unit that has storage, inset basin and toilet. Tiled flooring, chrome ladder radiator, ceiling light and extractor.

Bedroom 12'5" x 12'1" (3.8 x 3.7)

Sash windows, carpet, high skirting boards, radiator, ceiling light and powerpoints.

Gardens and Parking

The apartment comes with access to the beautiful communal gardens as well as an allocated parking space.

Lease Details

Lease: 125 years from 2019

Service Charge: £1,883.40 for 2026

Ground Rent: Peppercorn

Additional Information

EPC Rating: C

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

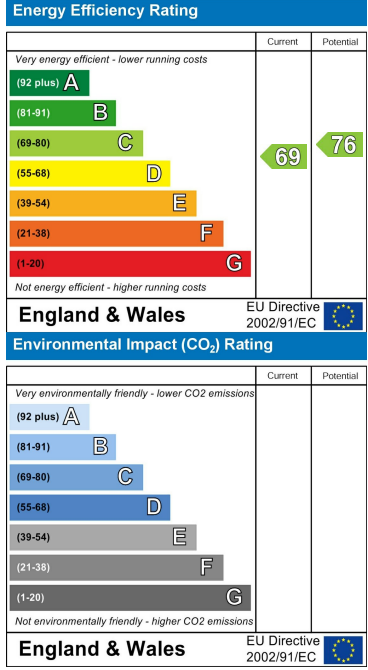


TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metroplex 5/2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.