



Generic Archery Villas, St. Leonards-On-Sea, East Sussex TN38 0AF Guide Price £750,000

Prices from £750,000 - £995,000 Renovated Grade II listed period villas forming part of the stunning Archery Gardens development by well-respected and award winning local developer Gem Select. Archery Villas form part of the original Victorian building. Each Villa has been sympathetically restored retaining as many original features as possible, combined with the benefits of modern living, state of the art fixtures and fittings together with aspirational room layouts. Local architects have been involved from the beginning, bringing a wealth of artistic charm and experience to this creative and historical project. The properties are beautifully laid out over three/four floors ranging from 253 sqm/2,722 sq ft 469 sqm/5,048 sq ft of versatile living space, high ceilings and sea facing windows. Allocated parking for two cars with enclosed south facing gardens. All villas will offer engineered oak flooring to the garden levels with underfloor heating with all upper floors offering carpet. Each of these amazing villas will be finished to the highest standard of finish with an expected completion date estimated late July/early August. All viewings are strictly by appointment via instructed sole agents Rush Witt & Wilson whom have been entrusted with these impressive homes.

Location

Gemselect's latest development, treading in the footsteps of Decimus Burton in St Leonards. Archery Gardens will be a stunning selection of new and refurbished properties nestling in the heart of this historical area, mixing modern with history. With the seafront just a 5 minute stroll away and local shops within easy access, good schools and entertainment facilities it will be a very desirable location for any discerning home purchaser. St Leonards train station on the doorstep offers easy access to London, Brighton, Ashford and beyond.

St Leonards has been described as a mini Brighton with quirky retro shops mixed in with regular local stores, an independent cinema, good eateries and wine bars and level walking into Hastings along a beautifully promenade, as well as being steeped in the history of 1066 Country.

This will be the largest new development in the area since James Burton and his son Decimus first developed St Leonards as a seaside resort in the 19th century.

The Archery Ground, a former quarry used in the 19th century by the Royal St Leonards Archers and later laid out as a garden, was turned to educational use for the Hastings College of Arts and Technology in the 1950's.

Developer

Gemselect is a well-established independent local developer in East Sussex, and has been developing beautiful new homes throughout Kent and Sussex for over 17 years.

Based in the historic market town of Battle, just outside Hastings, in East Sussex, our properties range from well-appointed affordable starter homes through to individually designed bespoke properties, executive family homes in a wide range of style and finishes.

All Gemselect Homes are designed and built to the highest standards, using the highest quality materials and levels of workmanship, locally sourced wherever possible. As a family run business there is always a hands-on approach from the Directors who pride themselves on the attention to detail.

Designed to be as energy efficient as possible and with careful consideration to environmental impact, all properties are also covered by a 10 year LABC insurance backed warranty.

From the moment you walk into your Gemselect home, to the day of completion and beyond, with our personal Aftercare Service we ensure that buying your Gemselect Home is an exciting and pleasurable experience as well as a sound investment.

History

In 1828 James Burton, a significant builder in Georgian London, started building the new town of St Leonards. Villas surrounding the gardens, in Regency Gothic and cottage styles, are integral elements of the landscape. After his death in 1837, his son Decimus, a major 19th century architect, started the second phase of building St Leonards by acquiring more land and extending the development westward. He lived in the town for the remainder of his life.

Many well known people have been linked to the Archery Ground and Archery Gardens, including the young Princess Victoria, who when visiting the town in

1834 became patron of the Society of St Leonards Archers and in 1837 renamed the Society 'The Queen's Royal St Leonards Archers'.

Personal Service

Buying and selling property can be a gamble with gazumping and chain breaking being a real issue on second hand properties but with Gemselect a reservation deposit secures your home, and the price. We can also in some circumstances consider part exchange options. Every purchase is considered individually and we will advise on the options available at the time of reservation. Gemselect pride themselves on the personal care taken on their sales, their attention to their customers individual needs and their after sales service which is provided with a dedicated team, available 24/7.

Green Space

At Gemselect we plant trees and shrubs for each home we build across our developments, retain green open space or gardens for our residents and provide ample parking to ease congestion in roads around our developments. Well planted landscaped gardens are offered with all our homes with particular attention to the correct planting for the locality, scheduled with the local arboriculturist with approved planting schemes.

