



**1 Baston Lodge Upper Maze Hill,
St. Leonards-On-Sea, East Sussex TN38 0LA
Guide Price £250,000**

Rush Witt & Wilson are proud to welcome to the market this elegant three bedroom lower ground floor apartment forming part of this Grade II Listed building of historical importance. The property was the childhood home of Alan Turing the celebrated World War II code breaker and is situated within 100 yards of picturesque St Leonards Gardens and being found close to local amenities, local bus routes, the mainline railway station at St Leonards Warrior Square and the seafront promenade. The property provides accommodation to include entrance lobby, large reception hallway, lounge/dining room, fitted kitchen, three well proportioned bedrooms, contemporary style bathroom/wc, inner lobby, utility room, numerous walk-in storage cupboards and rooms to include a wine store and an enclosed external courtyard and being sold with no onward chain, early internal viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Entrance Lobby

Radiator, wooden flooring, internal door leading through to:

Reception Hallway

Sash window to side, wooden flooring, radiator, original stone display staircase, understairs cupboard, doors off to all rooms, access to two walk-in store cupboard both with exposed brick flooring, access to:



Wine Cellar

With fitted shelving, exposed brick floor. The wine cellar and the adjoining walk-in storage cupboard have planning permission to be converted into two further bathrooms.



Lounge/Dining Room

23'10 x 15'5 (7.26m x 4.70m)

Two multi paned sash windows to rear, further multi paned sash window to side providing the room with a light double aspect, wooden flooring, fireplace recess, two double radiators, connecting entrance to:



Kitchen

13'6 x 5'9 (4.11m x 1.75m)

Sash window to front, radiator, range of white base units, sink unit with side drainer with mixer tap and stainless steel backplate, fitted four ring electric hob with oven set below with stainless steel backplate, space for freestanding fridge/freezer, wooden flooring.



Inner Lobby

Part glazed door to front, access through to:

Utility Room

Sash window to front, space and plumbing for white appliances, tiled floor, further walk-in storage cupboard, door leading through to:

Bathroom/wc

Opaque window to rear, small sash window to front, panel enclosed bath with a tiled enclosure and Victorian style mixer tap with shower spray attachment and fitted shower screen, vanity wash hand basin with mixer tap, marble effect surround and cupboards below, recess housing a low level wc, tiled walls and floor, extractor fan.



Master Bedroom

20'6 x 15' max (6.25m x 4.57m max)

Two sash windows to front, centre piece fireplace with decorative surround, range of fitted wardrobes with recessed lighting, further inset wooden latch storage cupboard, wooden flooring, radiator.



Outside

Enclosed Courtyard

Water tap, outside lighting.



Bedroom Two

12'5 x 11'10 (3.78m x 3.61m)

Sash window to rear, radiator, wooden flooring, fireplace recess.



Tenure

Lease

New 125 year lease.

Ground Rent

£125 per annum.

Maintenance

1/6 share excluding the garden.

Agents Note

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.



Bedroom Three

11'10 x 6' (3.61m x 1.83m)

Sash window to rear, radiator, wooden flooring.

