



West Hill Road
St. Leonards-On-Sea, TN38 0NH
£660,000 Freehold

Wyatt
Hughes
Residential Sales

West Hill Road, St. Leonards-On-Sea, TN38 0NH

Welcome to Senlac House.

Are you looking for a home with a view? Are you after a characterful and well-positioned property? Perhaps you are looking for a 'wow factor' home? Then call your local agent Wyatt Hughes today to arrange your showing.

This home is well-positioned on West Hill road, tucked back from the main road, in a characterful converted Edwardian convalescent home, which now make up several residential houses. Being tucked back allows for added privacy from the road and parking for multiple cars.

Internally it has been well kept by the current owners over the last decade, with a modern and light interior. Downstairs is equipped with kitchen, dining and living room, all of which have multiple windows allowing plenty of natural light to seep through. Upstairs two double rooms, the main with en-suite, enjoy unobstructed sea views especially in the main bedroom, with a walk on balcony perfect for watching sunsets in the evening.

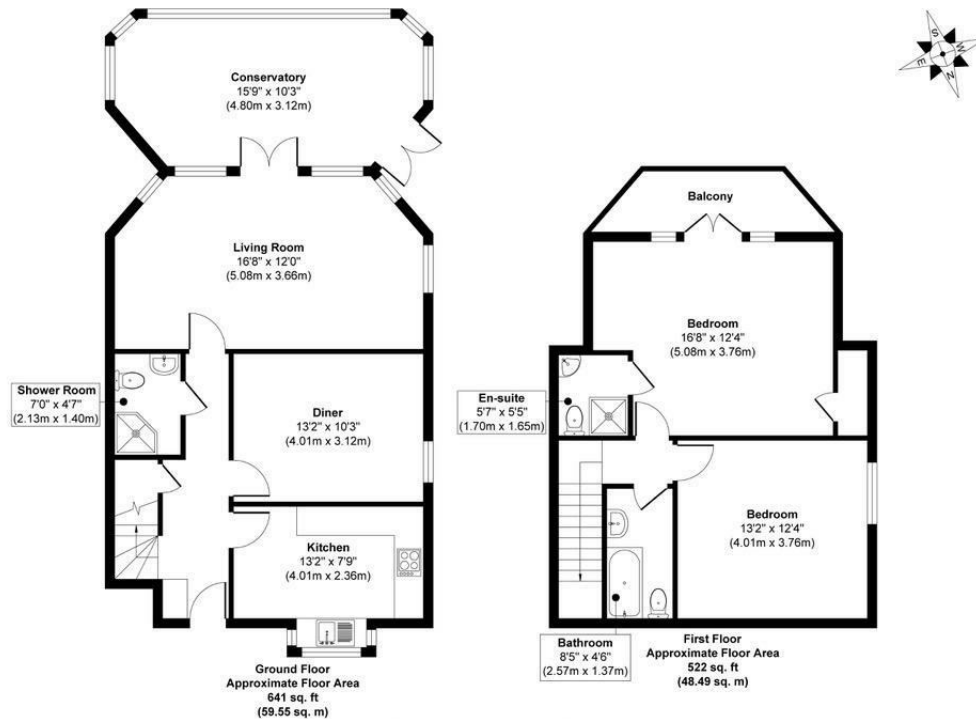
The real uniqueness of this home we feel comes from the stunning decked garden with views far-reaching out over West St Leonards and the sea, from sunrise to sunset, you can enjoy a sun-kissed space with the added bonus of a separate summer house, currently a make shift bar. This garden will make you a perfect host to enjoy days entertaining guests and taking in the stunning views.

Additionally to the summer house there is also a separate annex space, equipped with a bed, wardrobes and double doors out onto decked garden area.

A short walk away is West St Leonards station with direct links to London in under 90 minutes. Additionally a host of shops, including a convenience store, butchers and even a TK Maxx are a short stroll too.

For more information or to book your viewing today, contact your local agent Wyatt Hughes.

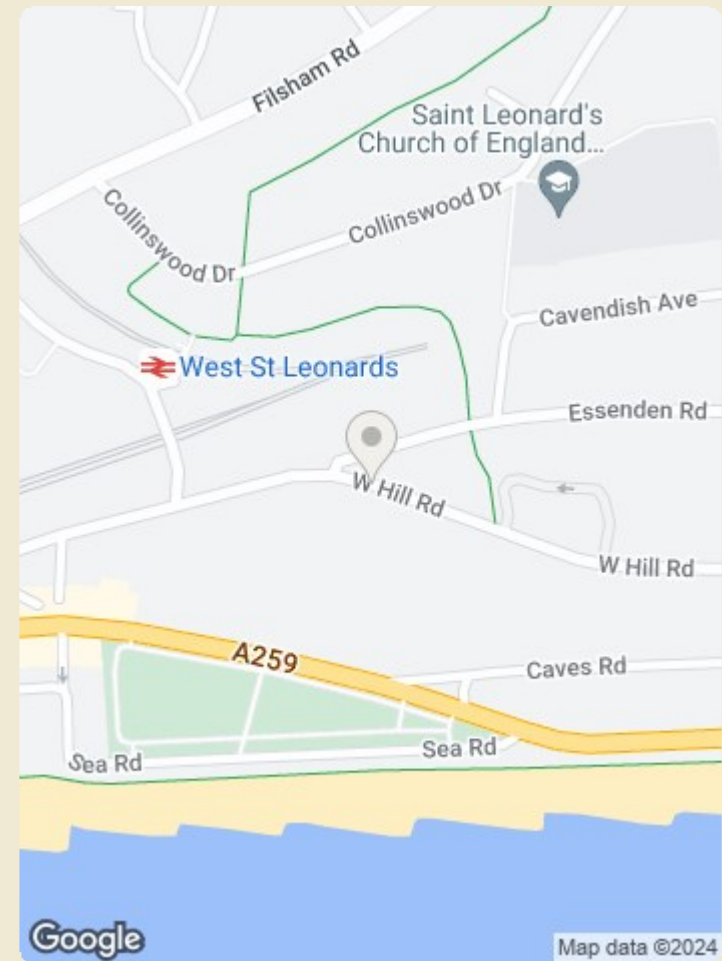




Approx. Gross Internal Floor Area 1163 sq. ft / 108.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		72	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

