



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

£375,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

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

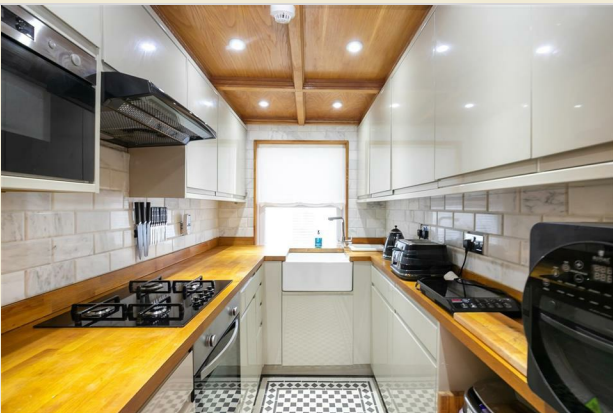
Looking for a two-bedroom flat with sea views and a roof terrace? This home offers a spacious living area, modern kitchen, and access to a loft space, plus recently redecorated communal areas.

This two-bedroom, second floor flat in St Leonards offers plenty of space and great views, making it a comfortable choice for those looking to enjoy the area. Both bedrooms are doubles, providing ample room for furniture and storage. The living area is bright and spacious, with views over the sea and the town, giving it a pleasant atmosphere. There's also easy access to a loft space, which could be useful for extra storage.

The kitchen is modern and well-equipped, featuring integrated appliances that make cooking and entertaining easier. One of the stand out features is the fantastic roof terrace, a perfect spot to enjoy the outdoors with views over both the sea and the town, gaze at excellent sunsets or early sunrises. The communal areas of the building have also been recently redecorated, adding a fresh feel to the shared spaces.

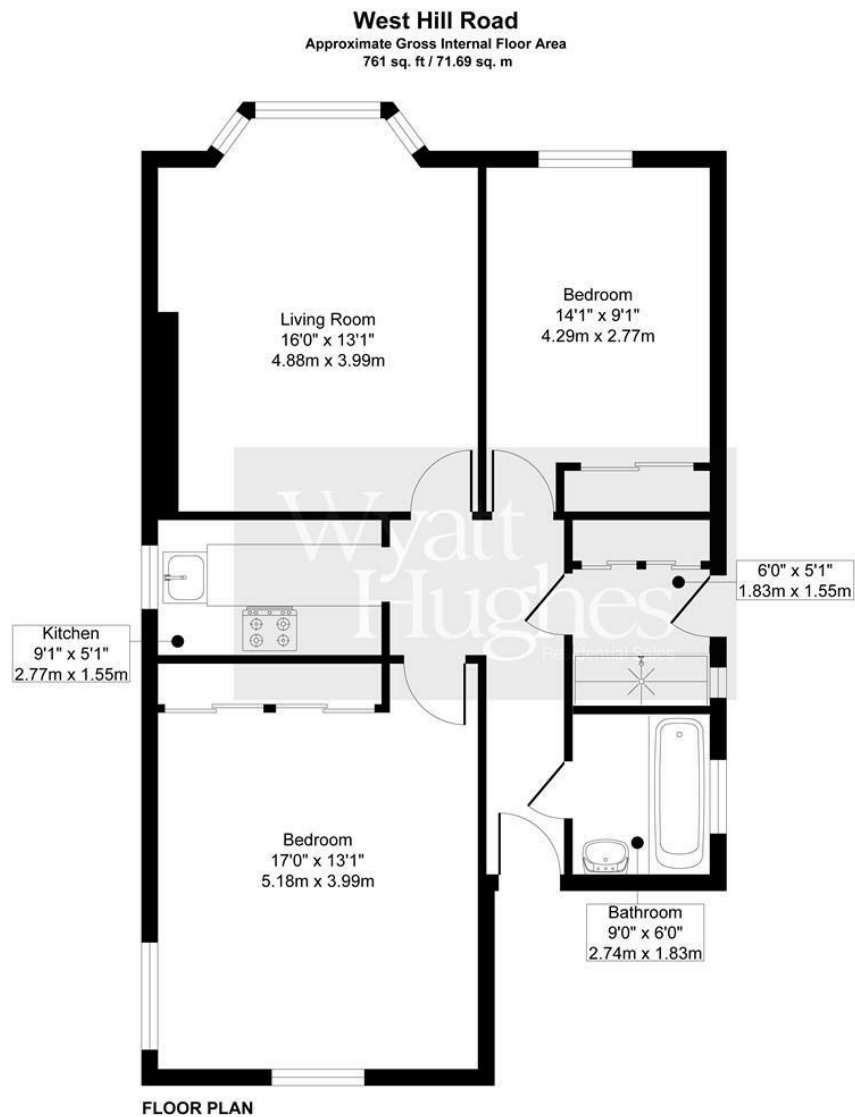
A short distance away is the seafront along with a row of restaurants and coffee houses, or take a stroll into St.Leonards main hub and enjoy additional boutique stores along with access to the main line train station.

With everything laid out thoughtfully, this flat combines convenience with a pleasant living environment, ideal for anyone looking for a well-located home in St Leonards.

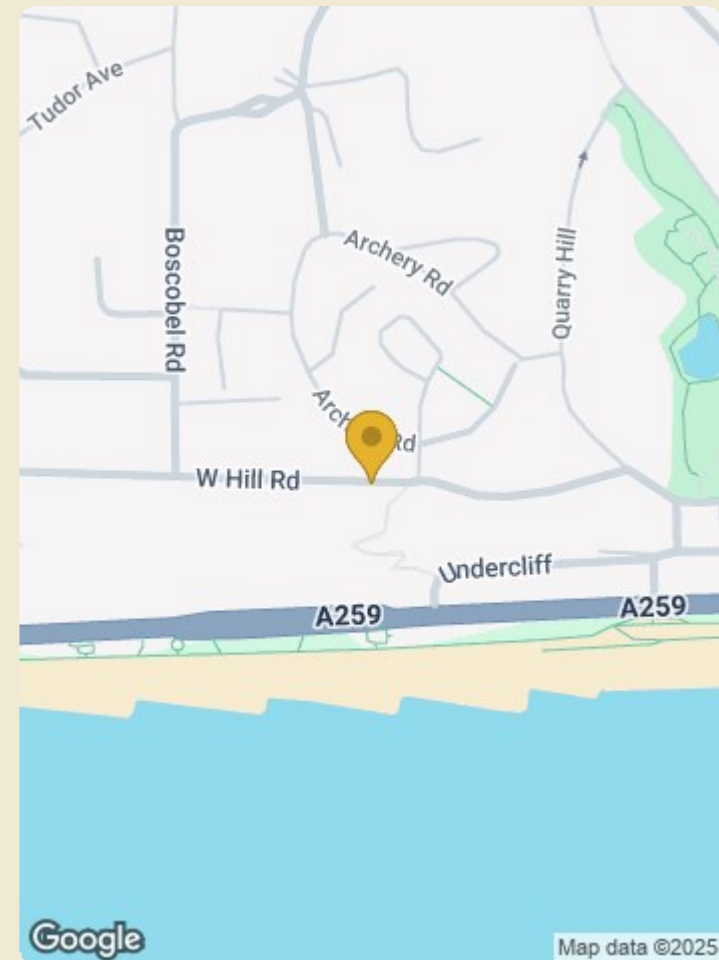


- LOVELY TWO BEDROOM HOME IN ST.LEONARDS
- SHARE OF FREEHOLD
- CHAIN FREE
- EPC D
- MODERN AND WELL PRESENTED THROUGHOUT
- FABULOUS ROOF TERRACE WITH STUNNING VIEWS
- 125 YEAR LEASE FROM 2015
- £1800 PA SERVICE CHARGE
- COUNCIL TAX A
- ACCESS TO A LOFT SPACE FOR ADDITIONAL STORAGE





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			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.

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