



**West Hill Road  
St. Leonards-On-Sea, East Sussex TN38 0NA  
£425,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Nestled on the charming West Hill Road in St. Leonards-On-Sea, this superbly presented flat conversion offers a delightful blend of modern living and comfort. Having undergone a full refurbishment by the current owners, with hand made and painted joinery throughout, the property boasts a contemporary feel that is sure to impress.

Upon entering, you are greeted by a private entrance that leads you into a spacious living area. The living room is designed to be both inviting and functional, seamlessly connecting to a private south-facing garden, perfect for enjoying sunny afternoons. The open-plan kitchen space is modern and well-equipped, making it an ideal setting for both cooking and entertaining.

The flat features two well-proportioned bedrooms, including a large master bedroom complete with fitted wardrobes, providing ample storage space. The modern fitted bathroom is stylish and practical, catering to all your needs.

This property is offered with no onward chain, making it an attractive option for those looking to move in without delay. Additionally, it comes with a leasehold that includes a share of the freehold, providing added security and peace of mind.

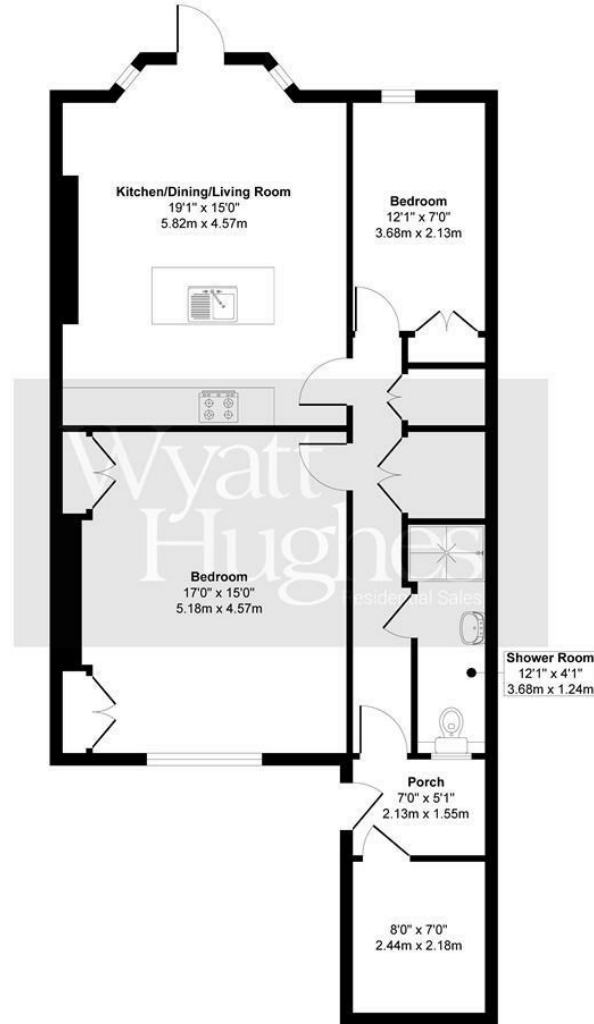
In summary, this flat on West Hill Road is a wonderful opportunity for anyone seeking a contemporary home in a desirable location. With its thoughtful design, private outdoor space, and convenient amenities, it is sure to appeal to a variety of buyers.

- EPC rating F
- 880 sq ft
- Private south facing garden
- Ready to move into, very well presented throughout
- Tax band A
- 999 yr lease from 2024 with no ground rent and a share in the freehold
- Stunning panoramic views out to sea
- No onward chain
- 25% share of maintenance as and when required with £80/month paid into sinking fund
- Private entrance



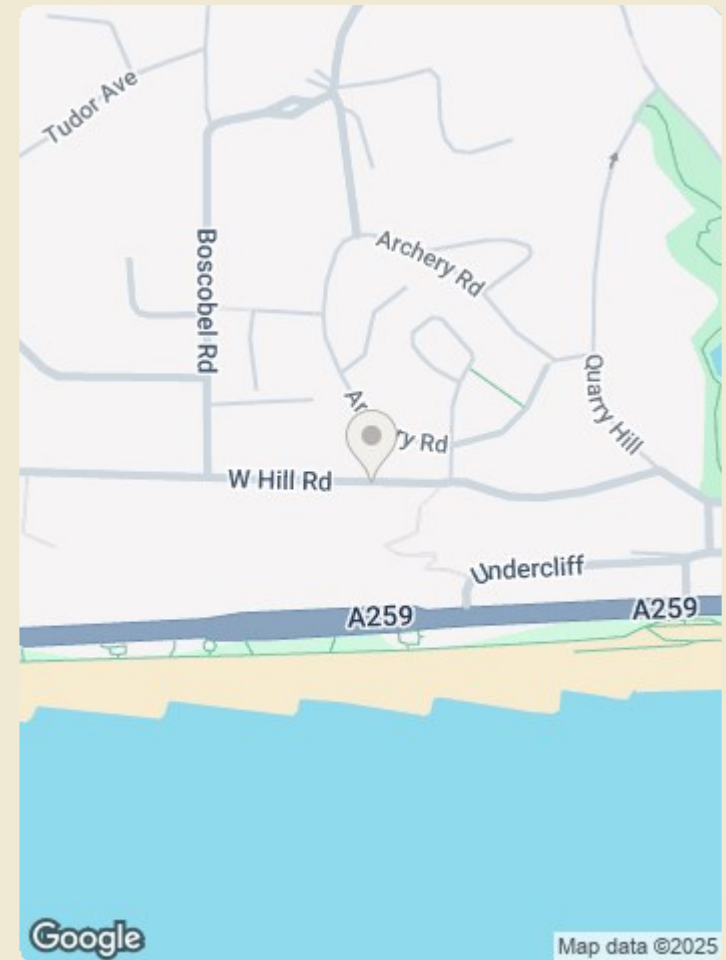
## West Hill Road

Approximate Gross Internal Floor Area  
880 sq. ft / 81.75 sq. m



Floor Plan

Produced By Picpreview.co.uk



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