



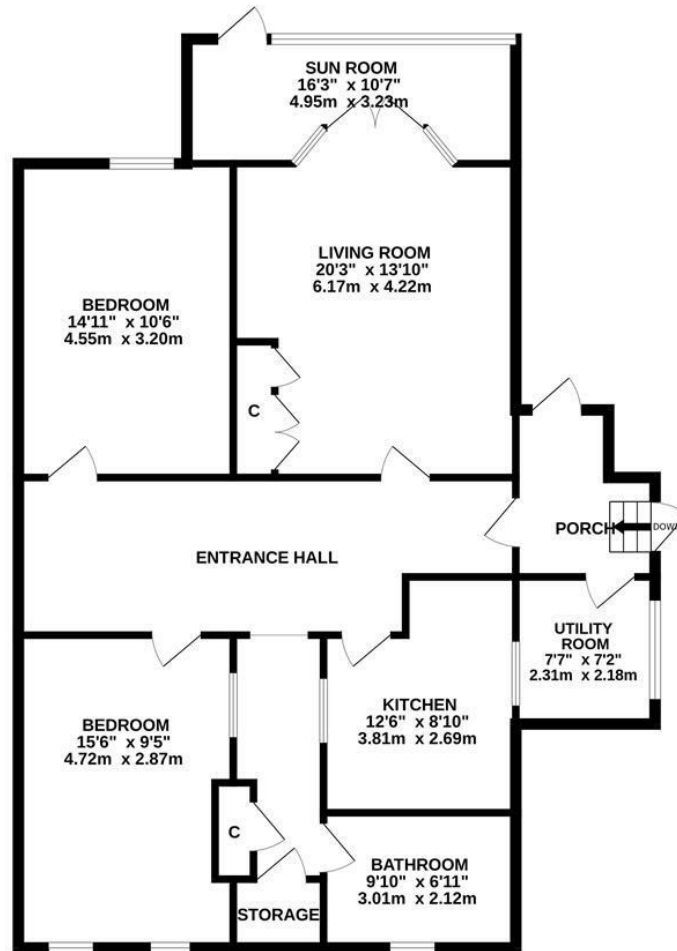
West Hill Road, St. Leonards-On-Sea TN38 0NF

Offers in excess of £400,000



A rarely available two bedroom apartment with a PRIVATE GARDEN and breathtaking views along the coastline across to Beachy Head. Occupying an IDYLIC POSITION elevated above the seafront this fantastic property is conveniently located just a short walk from the hub of St. Leonards, St. Leonards Gardens, nearby shops at Bexhill Road and West St. Leonards railway station which benefits from connections to London. Accessed via a PRIVATE ENTRANCE the accommodation is beautifully presented throughout, you enter in to a porch which gives access to the garden and to a useful UTILITY ROOM before leading in to an impressive entrance hall, the living room enjoys a feature fireplace fitted with a wood burning stove and a bay window with double doors opening to the SOUTHERLY FACING SUN ROOM which spans the rear of the property looking across the garden to the sea. There it is a separate kitchen, TWO WELL PROPORTIONED DOUBLE BEDROOMS and a family bathroom. Externally the rear garden is mainly laid to lawn with various seating areas and a sunken area of decking to create the perfect entertaining space with glass balustrade allowing for UNINTERRUPTED SEA VIEWS. Being sold with NO ONWARD CHAIN and located in an unrivalled setting this stunning property is not to be missed.

LOWER FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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