



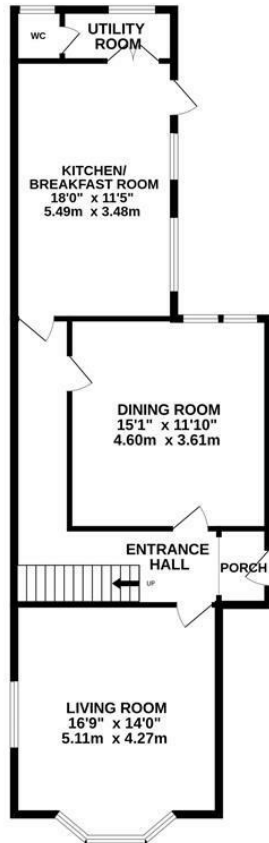
West Hill Road, St. Leonards-On-Sea TN38 ONE

Offers in excess of £800,000



An attractive semi detached VICTORIAN HOUSE with accommodation spanning three floors, off road parking and PICTURESQUE SEA VIEWS stretching along the coastline. Occupying an unrivalled St. Leonards location it's within easy walking distance to the beach, St. Leonards gardens, West St. Leonards railway station and local shops. Having been SYMPATHETICALLY RENOVATED the accommodation here is presented to an exceptional standard throughout and RETAINS A WEALTH OF ORIGINAL FEATURES including fireplaces, exposed floorboards and high ceilings. You enter in to a welcoming entrance hall which leads through to the BRIGHT LIVING ROOM where the large bay window frames a Southerly aspect, there is a feature fireplace and built-in alcove storage, the SEPARATE DINING ROOM enjoys two large windows framing an outlook of the landscaped rear garden and the EAT-IN KITCHEN is positioned at the rear of the property with PARQUET OAK FLOORING laid in a herringbone pattern, an adjoining utility room and downstairs w/c. The bespoke kitchen has been fitted with stylish Bulthaup B3 units housing INTEGRATED

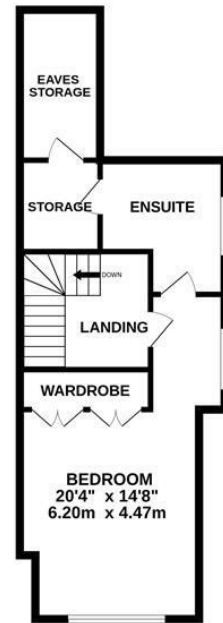
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NOT TO SCALE- FOR LAYOUT PURPOSES ONLY

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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