OAKFIELD

West Hill Road, St-leonards, TN38 0NF

£1,200 Per Calendar Month

2 | 1 | 1 | C

West Hill Road, St-leonards, TN38 0NF

Introducing this beautifully presented top-floor two-bedroom apartment, boasting a private balcony with stunning SEA VIEWS across the coastline of West St Leonards.

Situated in a peaceful residential area just moments from the seafront, the home is within easy walking distance of West St Leonards train station, local shops, cafés, restaurants, and the vibrant St Leonards amenities.

The property offers a bright and spacious living room with double sliding doors opening directly onto the balcony, a separate fitted kitchen, a generous double bedroom with built-in wardrobe, a second bedroom, and a modern bathroom.

Additional benefits include a secure off-road allocated parking space and intercom entry.

Please note:
An annual household income of £36,000 will be required for the affordability criteria of this property.
The minimum tenancy length is 12 Months.
Available end December 2025

Living Room
15'11" x 12'1" (4.86m x 3.69m)

Kitchen
10'2" x 5'10" (3.10m x 1.78m)

Bedroom One
14'7" x 8'6" (4.45m x 2.59m)

Bedroom Two
11'1" x 7'0" (3.38m x 2.14m)

Bathroom
7'3" x 5'10" (2.21m x 1.78m)

Balcony
15'11" x 3'10" (4.86m x 1.18m)

Council Tax Band B - £1,986.55 Per Annum

Floor Plan

SECOND FLOOR

BALCONY
15'11" x 3'10"
4.86m x 1.18m

LIVING ROOM
15'11" x 12'1"
4.86m x 3.69m

BATHROOM
7'3" x 5'10"
2.20m x 1.77m

KITCHEN
10'2" x 5'10"
3.09m x 1.77m

STORAGE

HALLWAY

STORAGE STORAGE

BEDROOM 1
14'7" x 8'6"
4.44m x 2.58m

BEDROOM 2
11'1" x 7'0"
3.38m x 2.14m

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.
Made with Metropix ©2025

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	78	78

England & Wales | EU Directive 2002/91/EC

Viewing
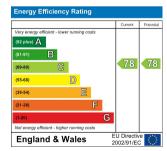
Please contact us on 01424 446644
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

60-61 Robertson Street, Hastings, East Sussex, TN34 1HY
hastings@oakfieldproperty.co.uk

01424 446644
www.oakfieldproperty.co.uk