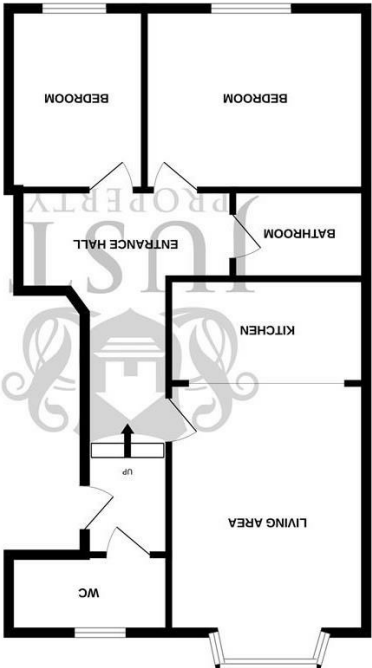
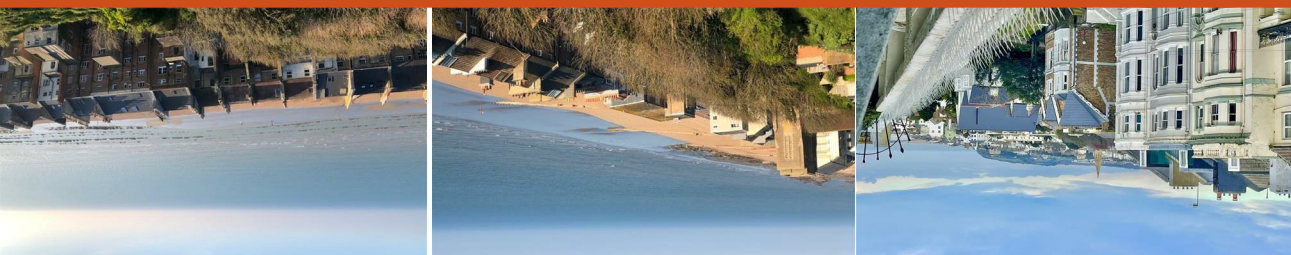


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	79

Measurements have been taken to ensure the accuracy of the floor plan. Measurements are given to the nearest millimetre. The floor plan is not intended to be used as a guide to the actual dimensions of the property. The floor plan is not intended to be used as a guide to the actual dimensions of the property. The floor plan is not intended to be used as a guide to the actual dimensions of the property.



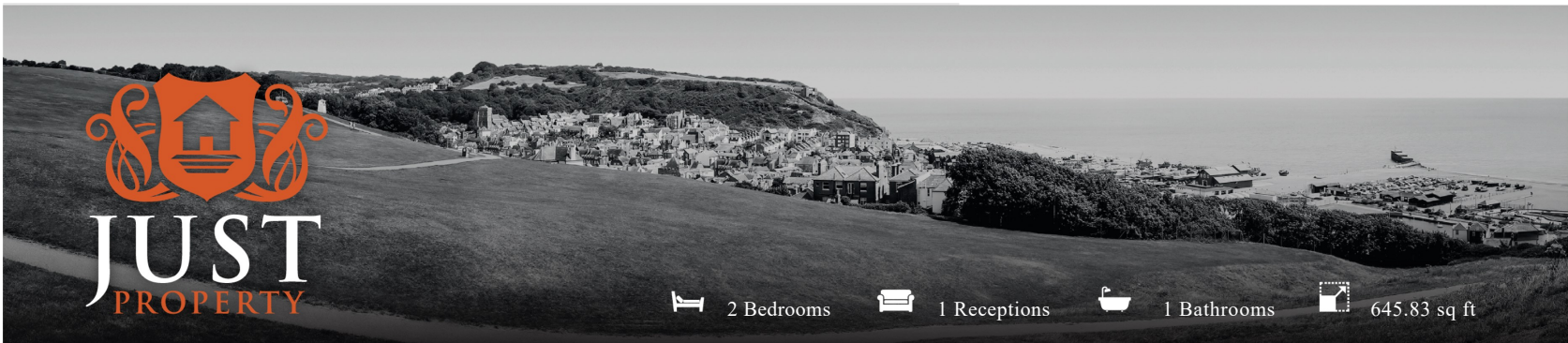
TOP FLOOR FLAT



FLOORPLANS

Flat 7 41-43 West Hill Road, St. Leonards-On-Sea, TN38 0NA

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 645.83 sq ft

Leasehold

£225,000

Flat 7 41-43 West Hill Road, St. Leonards-On-Sea, TN38 0NA





2 Bedrooms 1 Receptions 1 Bathrooms 645.83 sq ft

PROPERTY DETAILS

"Offers in Excess of £225,000" Just Property are delighted to bring to the market an impressive period apartment situated in this hugely desirable location which enjoys some of the best views available within St Leonards. The apartment is situated within a attractive and imposing period building which has recently enjoyed extensive refurbishment works.

The accommodation is well proportioned throughout and comprises of a entrance hallway, two bedrooms to the front of the property, bathroom, separate wc. There is also a well proportioned bay fronted open plan living room with fitted kitchen enjoying stunning views over the English Channel and towards Eastbourne and Beachy head. The property additionally benefits from gas boiler with radiators and double glazing.

The property is conveniently located within walking distance of the many high quality bars, restaurants, and independent shops in St Leonards and Hastings. In nearby Norman Road, which is the central hub along with Kings Road of the St Leonards retail area, there are many restaurants, workshops, galleries, antique shops, as well as cafes and entertaining areas.

The vendor has advised us the property is held on a lease of 125 years from 2001, ground rent is £250 per annum and service charge is £175 per month with £55 of this payment going towards a sinking fund.

Viewing is highly recommended of this superb apartment therefore contact Just Property the sole agents for further information and to arrange access.



ROOM DIMENSIONS

Communal Entrance

Entrance Hall

Open Living Room

Living Area
14'1" x 11'8" (4.30 x 3.58)

Kitchen Area
12'10" x 6'3" (3.92 x 1.93)

Bedroom
12'8" x 10'5" (3.88 x 3.18)

Bedroom
11'4" x 7'3" (3.47 x 2.22)

Bathroom

Separate WC

FEATURES

- Two Bedroom Period Apartment
- Exceptional Panoramic Sea Views
- Well Proportioned
- Wonderful Location
- Walking Distance of Norman & Kings Road
- Top Floor
- Bathroom with Separate WC
- Well Presented Building
- Chain Free
- Walking Distance of Station

