



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

welcome to

St Leonards Court West Hill Road, St. Leonards-On-Sea

This charming two-bedroom purpose-built flat offers a large lounge, a spacious kitchen, & bathroom. Featuring communal outdoor spaces & provides both rear and on-street parking. The property boasts stunning sea views and is conveniently located close to the beach, train station, and local amenities.





Hallway

Lounge

15' 4" x 14' 4" (4.67m x 4.37m)

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m)

Bedroom One

13' x 10' 8" (3.96m x 3.25m)

Bedroom Two

10' 7" x 10' 4" (3.23m x 3.15m)

Bathroom

Total floor area 64.4 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

St Leonards Court West Hill Road, St. Leonards-On-Sea

- TWO BEDROOM FLAT
- CLOSE PROXIMITY TO THE SEAFRONT
- SHARE OF FREEHOLD
- CLOSE TO LOCAL AMENITIES
-

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1068 years from 01 Aug 2001.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price £210,000-£195,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS122868



Property Ref:
HAS122868 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk