



ESTATE AGENTS

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

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Offers In Excess Of £200,000

PCM Estate Agents present to the market CHAIN FREE this TOP FLOOR CONVERTED TWO BEDROOM FLAT with the most INCREDIBLE SEA VIEWS far reaching across Hastings and St Leonards coastline, as far as Eastbourne and Beachy Head. The property has gas fired central heating, double glazing and a HEALTHY LEASE of approximately 101 YEARS REMAINING.

Occupying the TOP FLOOR of this OLDER STYLE VICTORIAN BUILDING with accommodation comprising an entrance hall, OPEN PLAN LOUNGE-DINING ROOM-KITCHEN having DEEP BAY WINDOW and LOVELY VIEWS across the coastline and to the sea, TWO BEDROOMS, bathroom and a SEPARATE WC.

Conveniently positioned within easy reach of either West St Leonards and Warrior Square railway station, both offering convenient links to London, whilst being within easy reach of St Leonards seafront and central St Leonards with a vast range of amenities on offer.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs rising to the top floor, private front door to:

ENTRANCE HALL

Dado rail, radiator, entry phone system, loft hatch providing access to loft space (not included with the flat).

LOUNGE-DINING ROOM-KITCHEN

20' x 12'9 (6.10m x 3.89m)

Double radiator, dado rail, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, space for under counter fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, part tiled walls, deep double glazed bay window to rear aspect allowing for some lovely views over

St Leonards and Hastings coastline, with far reaching views as far as Eastbourne and including views of Beachy Head.

BEDROOM

11'9 x 10'6 (3.58m x 3.20m)

Radiator, double glazed window to front aspect.

BEDROOM

10'6 x 7'3 (3.20m x 2.21m)

Double radiator, double glazed window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, extractor fan for ventilation.

SEPARATE WC

WC, wall mounted wash hand basin with mixer tap, wall mounted boiler, double glazed window with privacy glass to front aspect.

TENURE

We have been advised of the following by the vendor:

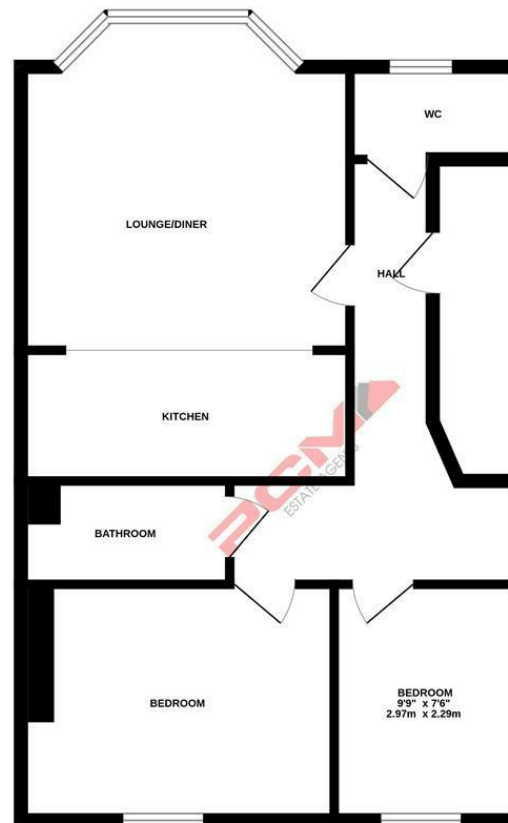
Lease: Approximately 101 years remaining.

Service Charge: £3000 per annum, including the sinking fund and ground rent.

Council Tax Band: A



GROUND FLOOR



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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