



**Flat 2 St, Leonards Court, West Hill Road,
St. Leonards-On-Sea, East Sussex TN38 0PS
Guide Price £160,000 Share of Freehold**

Guide Price £160,000 - £170,000

A rare opportunity to purchase a superb ground floor apartment that enjoys a share of freehold, long lease, a garage and is offered for sale with no onward chain. The accommodation comprises via the communal entrance of an entrance hall, main reception room, modern fitted kitchen with ample space for appliances, two bedrooms and a shower room. Situated on West Hill Road with its historical surrounding and just moments from the seafront, a choice of two mainline railway stations (St Leonards Warrior Square and West St Leonards both with services to London) and the picturesque St Leonards Gardens. Early viewings come highly recommended with vendors sole agents Rush Witt & Wilson.





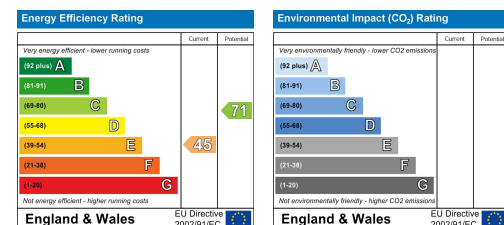
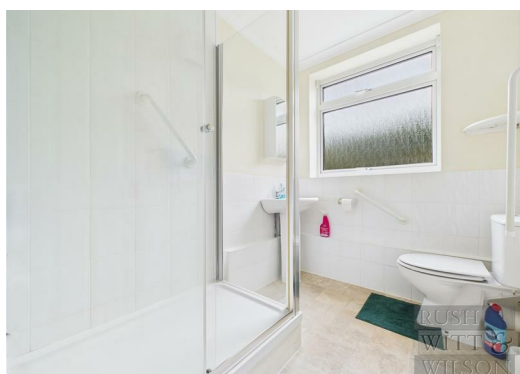
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



**RUSH
WITT &
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