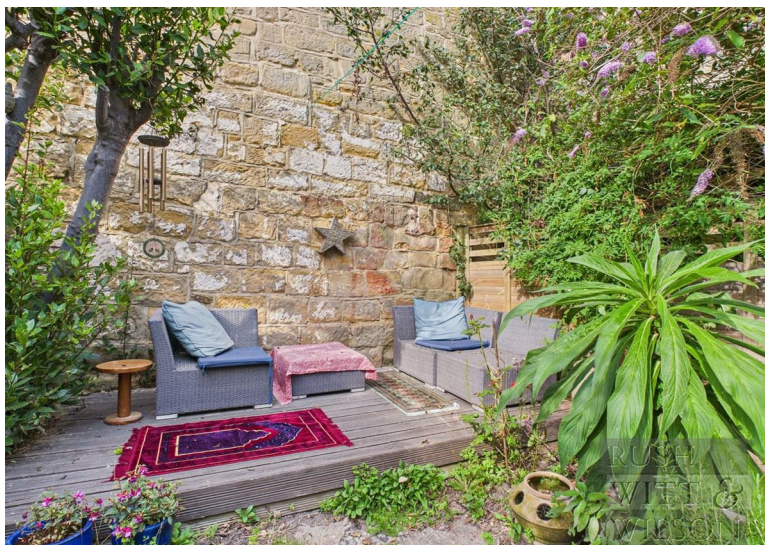
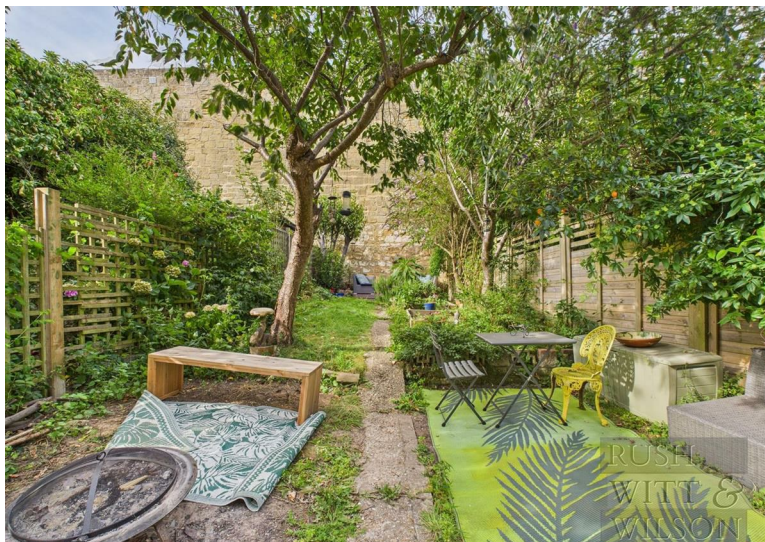


**RUSH
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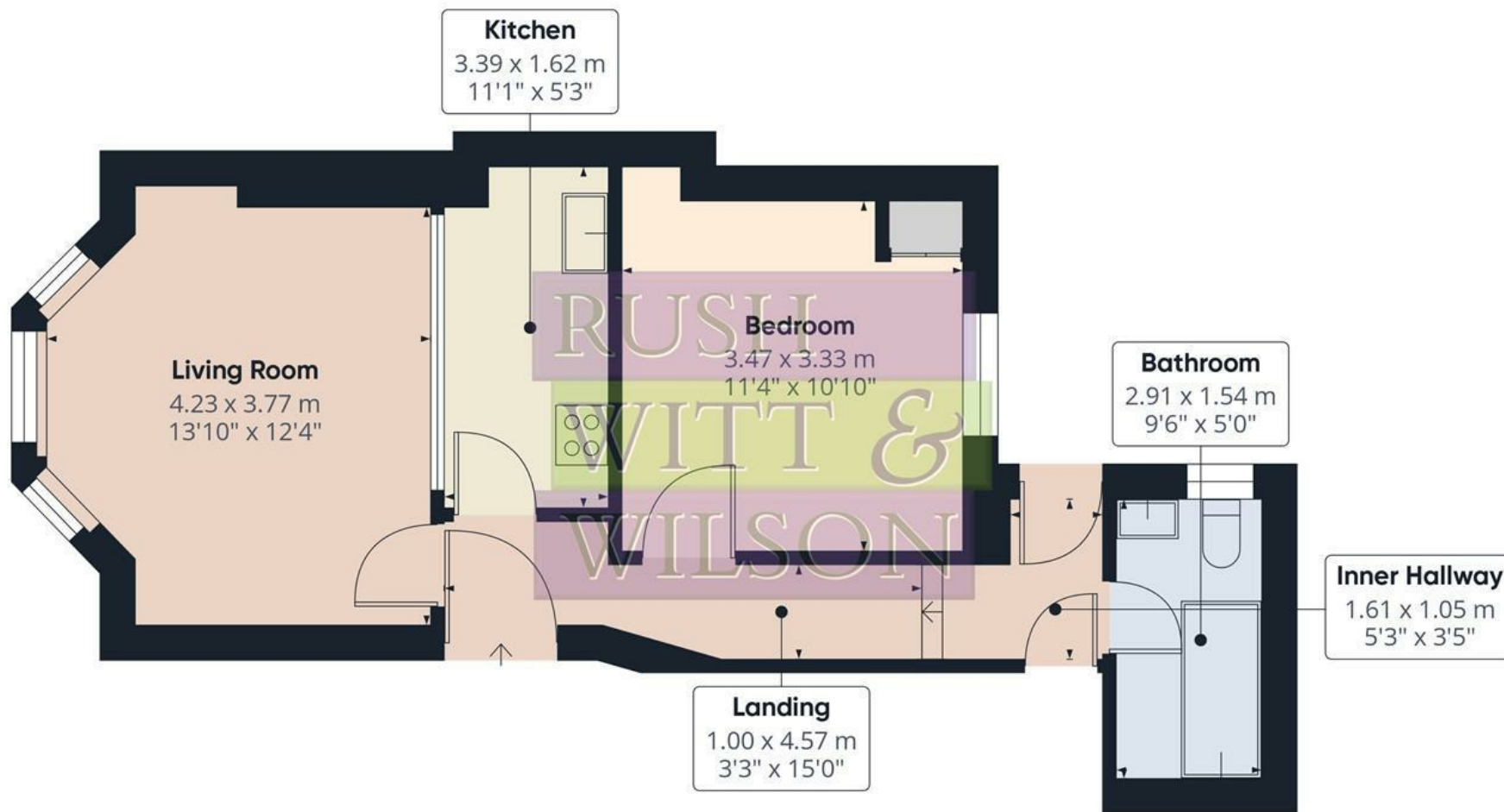
Flat 1, 30 West Hill Road, St. Leonards-On-Sea, TN38 0NB
Offers In The Region Of £200,000 Leasehold

Nestled on West Hill Road in the charming area of St. Leonards-On-Sea, this delightful one-bedroom apartment offers a unique blend of comfort and coastal living. This well-presented conversion occupies an enviable position elevated above the seafront, providing stunning sea views that can be enjoyed from the bright bay-fronted living room. The spacious living area not only boasts ample natural light but also allows for a dining table, creating an inviting space for entertaining. The fitted kitchen is conveniently separate, featuring plenty of storage and worktop space, making it ideal for culinary enthusiasts. The double bedroom, located at the rear of the property, ensures a peaceful retreat, while the bathroom is equipped with both a bath and a shower over, catering to all your bathing needs. One of the standout features of this property is the impressive private garden, which offers multiple seating areas perfect for al-fresco dining. The generous lawn leads to a raised decking area, providing an idyllic outdoor space to relax and enjoy the fresh sea air. Additionally, the property includes off-road parking for one vehicle, a valuable asset in this sought-after location. Conveniently situated just a short stroll from the vibrant hub of St. Leonards, residents will find themselves close to local shops, St. Leonards Gardens, and West St. Leonards railway station, which offers direct connections to London. With a leasehold tenure of circa. 145 years remaining, this apartment presents an excellent opportunity for those seeking a seaside retreat or a comfortable home.









Approximate total area⁽¹⁾

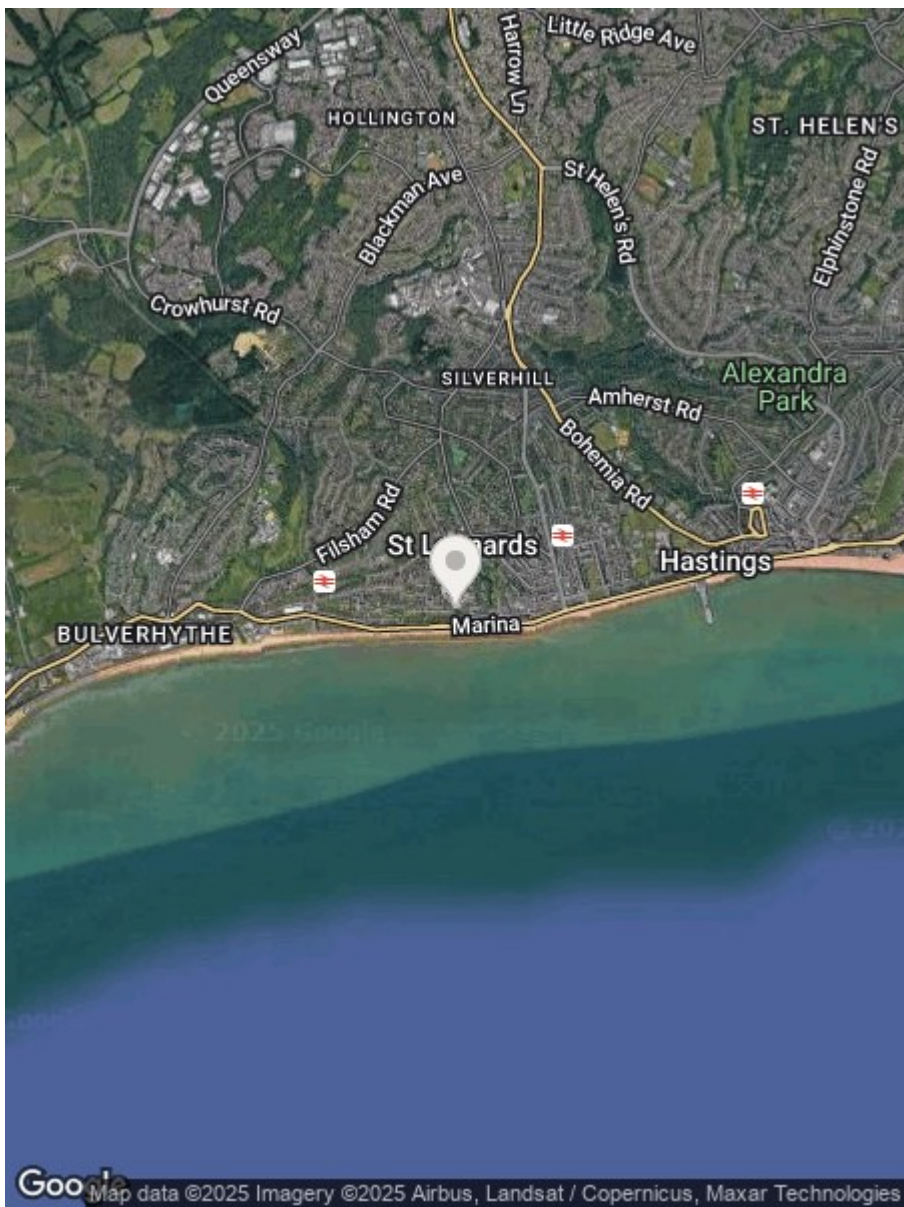
43.5 m²

468 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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
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Lettings & Property Management**



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