

JOHN BRAY & SONS

50 West Hill Road
St. Leonards-On-Sea, TN38 0NE
Offers In Excess Of £800,000

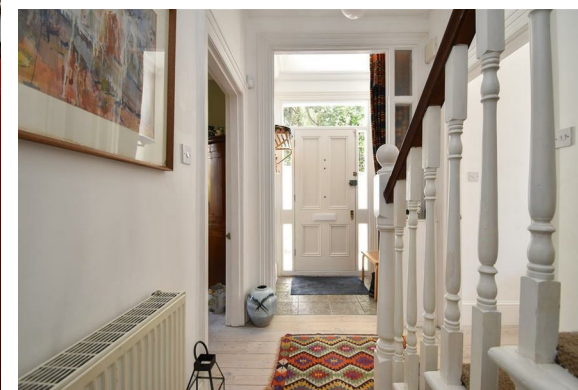


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, St. Leonards-On-Sea, TN38 0NE

The property: An attractive semi-detached Victorian property with accommodation spanning three floors, offering off road parking and picturesque sea views stretching along the coastline. This attractive property is presented to an exceptional standard throughout and retains a wealth of original features including fireplaces, exposed floorboards and high ceilings. You enter into a welcoming entrance hall leading to a bright living room, which benefits from a feature fireplace and built in alcove storage. The separate dining room enjoys two large windows framing views out to the landscaped rear garden, and an eat-in kitchen positioned at the rear of the property with parquet oak flooring laid in a herringbone pattern, an adjoining utility room and downstairs w/c. The bespoke kitchen is fitted with modern Bulthaup B3 units housing integrated appliances, along with a wood burning stove. The first floor houses three well-proportioned bedrooms, together with a large family bathroom, with the upper floor housing the master bedroom with built in wardrobes and a contemporary en-suite shower room. The rear garden benefits from gated side access and has been redesigned to offer a large patio, followed by a generous expanse of lawn. At the front of the house there is a driveway providing off road parking, and is fitted with an EV charging point.

The location: Occupying an unrivalled St. Leonards location it's within easy walking distance to the beach, St. Leonards gardens, West St. Leonards railway station and local shops. The

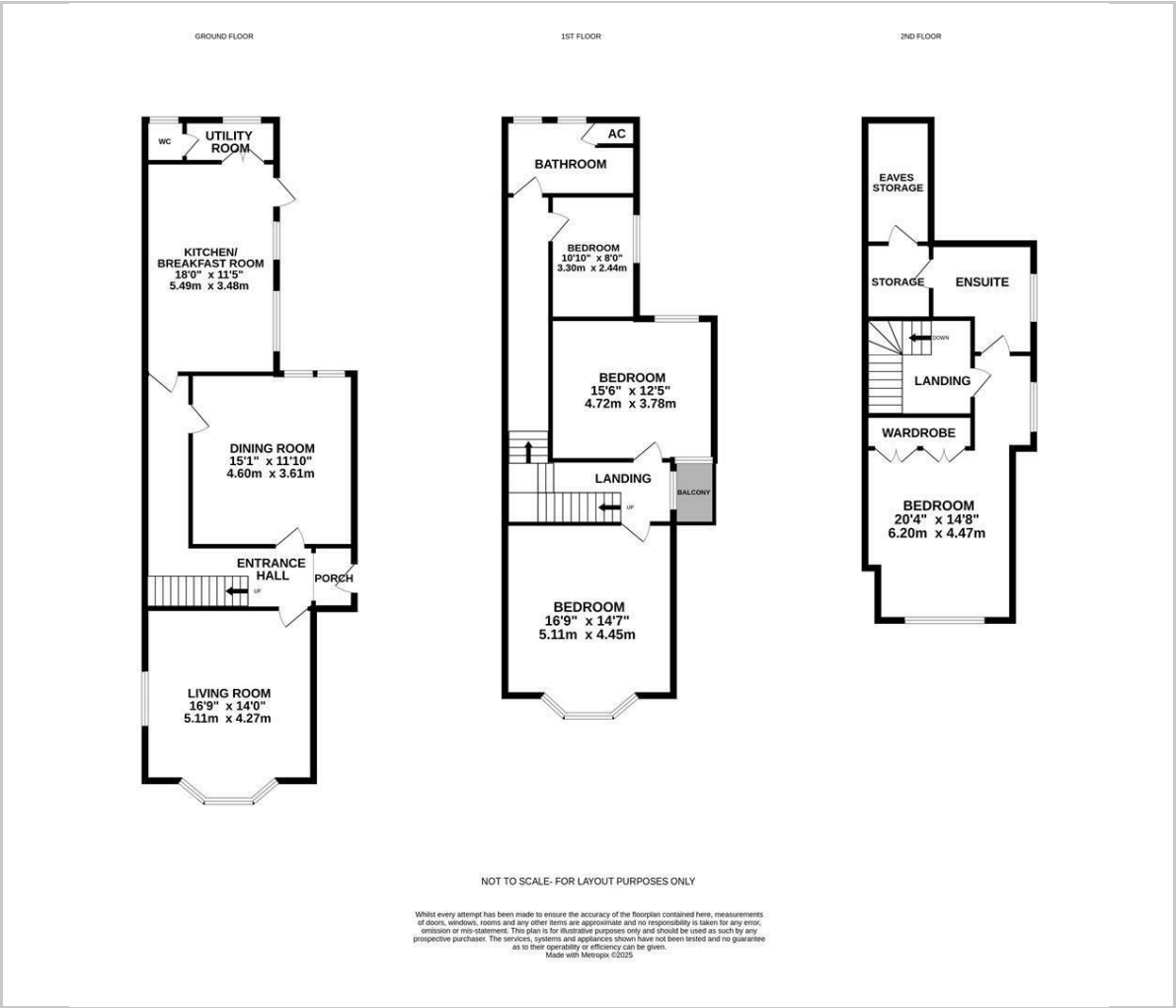




hub of St. Leonards On Sea is also within easy reach, being a short leisurely stroll away offering additional shopping and leisure facilities along with a mainline railway station which benefits from connections to London.



Floor Plan



Viewing

Please contact our John Bray Hastings Lettings Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

