



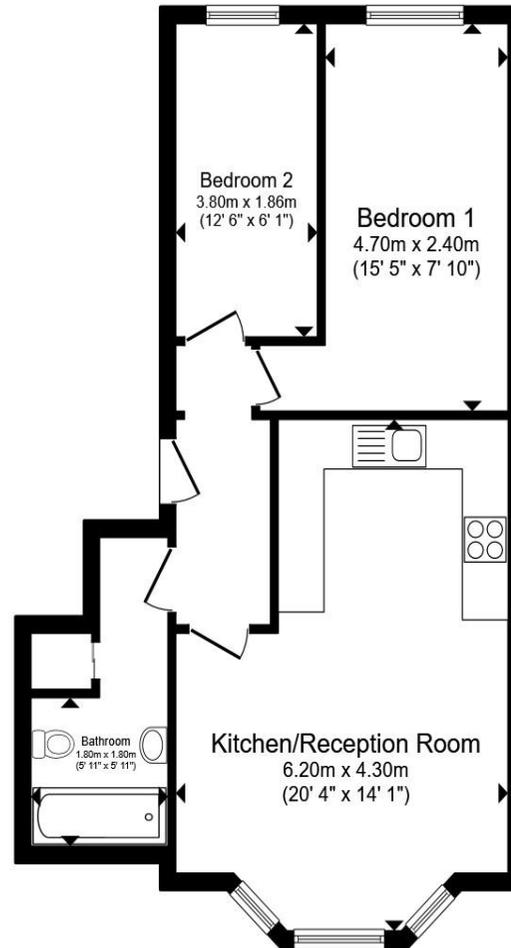
**West Hill Road, St. Leonards-On-Sea TN38 0NA**

**welcome to**

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

\*GUIDE PRICE £180,000 - £190,000\* This 2-bed ground-floor flat offers an open-plan lounge/kitchen with a bay window, the kitchen has an integrated oven and hob, the family bathroom has a shower over the bath. The spacious main bedroom and practical second room complement its convenient driveway.





### Hallway

### Lounge/Kitchen

20' 4" x 14' 1" ( 6.20m x 4.29m )

### Bedroom One

15' 5" x 7' 10" ( 4.70m x 2.39m )

### Bedroom Two

12' 6" x 6' 1" ( 3.81m x 1.85m )

### Bathroom

Total floor area 52.5 m<sup>2</sup> (565 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.propertybox.io](http://www.propertybox.io)



welcome to

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

- TWO BEDROOMS
- GROUND FLOOR FLAT
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO THE BEACH

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 156 years from 09 Nov 2016.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123617](https://fox-and-sons.co.uk/Property/HAS123617)



Property Ref:  
HAS123617 - 0003

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