

**RUSH  
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**West Hill Road, St Leonards On Sea, East Sussex TN38 0PS  
Offers In The Region Of £170,000 Leasehold**

**\*\* SOLD PRIOR TO MARKETING \*\*** Nestled on West Hill Road in the charming area, this delightful two-bedroom ground floor flat presents an excellent opportunity for those seeking a comfortable and spacious living space. The property boasts a generous living room, perfect for relaxation or entertaining guests, and two well-proportioned bedrooms that offer ample room for rest and privacy. The flat features parquet flooring, adding a touch of elegance to the interior, although it does require modernisation throughout, allowing you to personalise the space to your taste. One of the standout features of this flat is the convenience of a garage en bloc, providing secure parking and additional storage options. The location is particularly appealing, offering easy access to local amenities and the beautiful coastline that St Leonards On Sea is known for. This property is ideal for first-time buyers, investors, or those looking to downsize, offering spacious accommodation in a good location. With a little vision and effort, this flat can be transformed into a wonderful home. Don't miss the chance to explore the potential this property holds.







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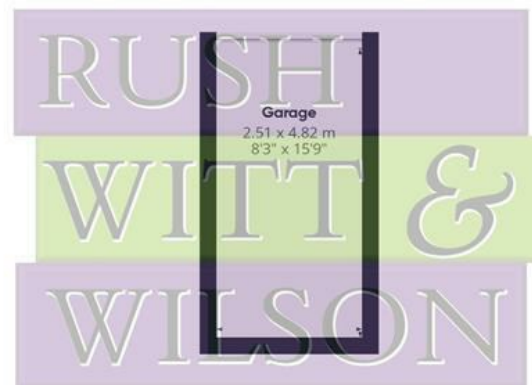
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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>  
810 ft<sup>2</sup>

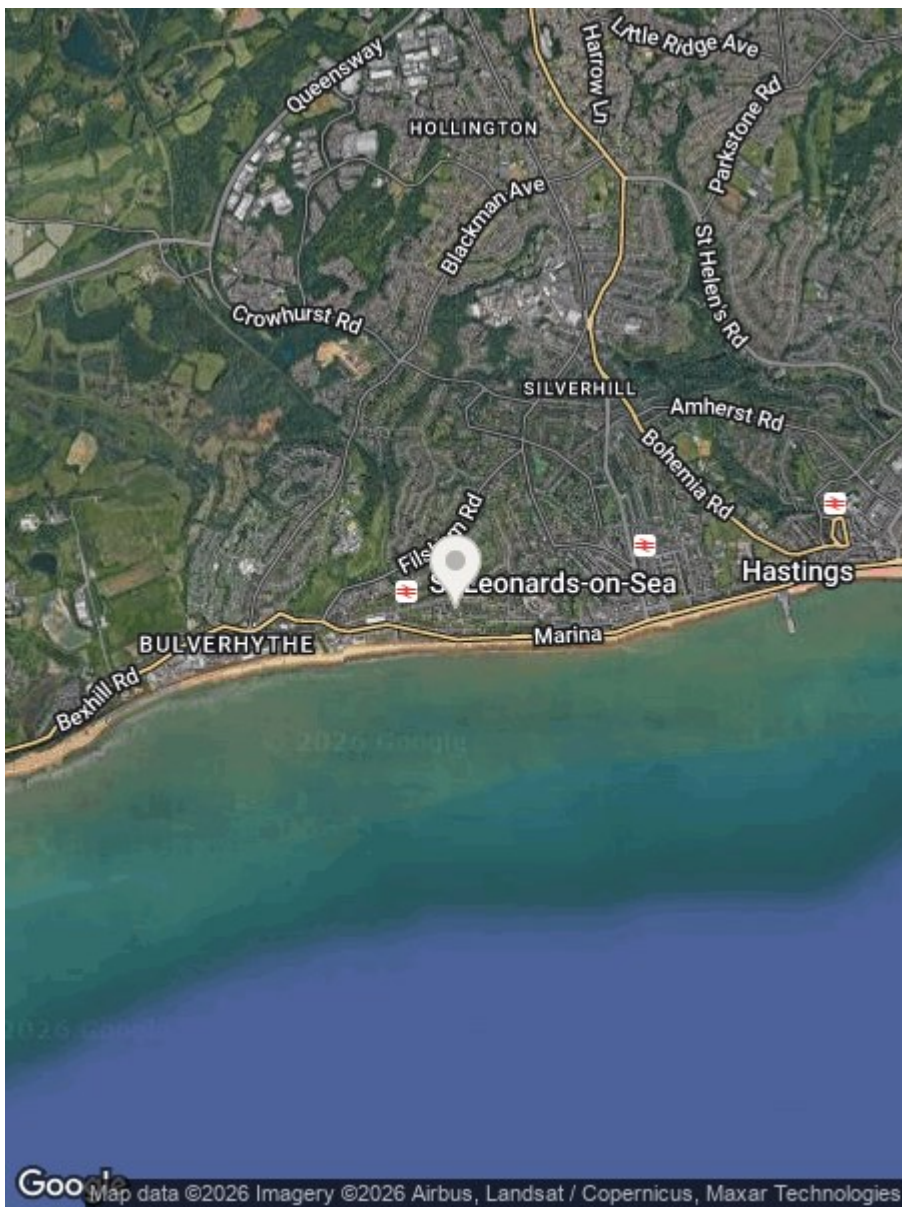


Floor 0 Building 2

(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.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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