

# JOHN BRAY & SONS



24 West Hill Road  
St Leonards On Sea, TN38 0NB

Offers In The Region Of £195,000



## 24 West Hill Road

, St Leonards On Sea, TN38 0NB

**The Property:** This spacious south facing bright and light one bedroom apartment is found on the first floor of a recently renovated converted Grade II listed period building. Finished to a high standard and offering generously sized rooms throughout.

Both living room and bedroom boast south facing sea glimpses and original features to include original wood shutters and feature fireplace. In addition the apartment offers a wrap round south facing communal lawned garden and communal off road parking.

The vendor has advised that the property comes with a Share of the Freehold, a 992 year Lease, £965 service charge every 12 months and building insurance of £500.00 ever 12 months (approx).

**The Location:** Situated in West Hill Road a highly sought after road within St Leonards on Sea. The apartment enjoys short walks to St Leonards Gardens, the sea front promenade, Marina Court, Norman Road that hosts an array of local shops, cafes and eateries and close to St Leonards Warrior Square Train Station with direct links to London, Brighton and Ashford International.

Communal Entrance

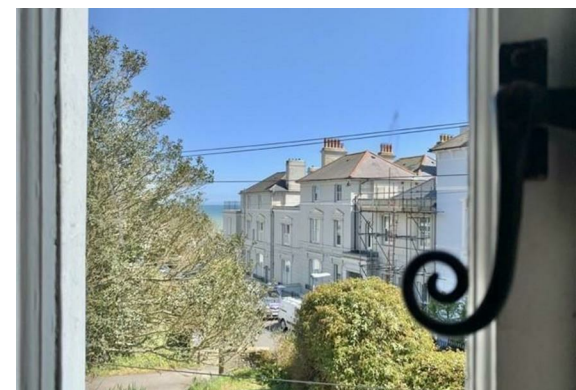
Entrance Hall

Living Room

19'1" x 15'3" (5.84m x 4.65m)

Kitchen

14'11" x 6'7" (4.57m x 2.03m)





Bedroom  
15'10" x 13'3" (4.83m x 4.06m)

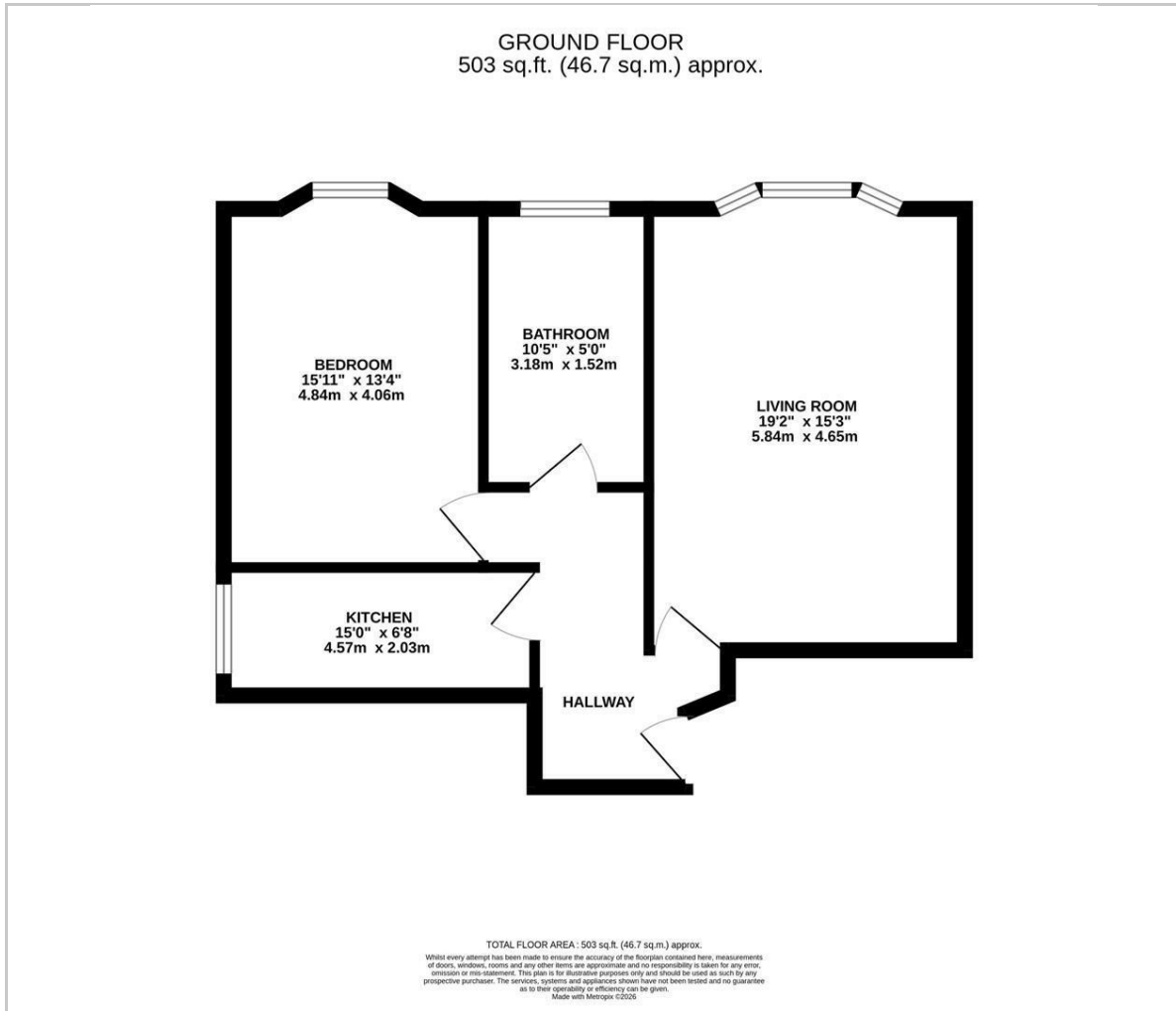
Bathroom  
10'5" x 4'11" (3.18m x 1.52m)

Communal Gardens

Communal Parking



## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hasting, East Sussex, TN34 3EL  
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

## Area Map



## Energy Efficiency Graph

