







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

Offers in excess of £395,000

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A rarely available TWO BEDROOM apartment with a PRIVATE GARDEN and breathtaking views along the coastline across to Beachy Head. Occupying an IDYLLIC POSITION elevated above the seafront this fantastic property is conveniently located just a short walk from the hub of St. Leonards, St. Leonards Gardens, nearby shops at Bexhill Road and West St. Leonards railway station which benefits from connections to London. The accommodation is beautifully presented throughout, position on the LOWER GROUND FLOOR, you enter in to a welcoming hallway leading down to the OPEN PLAN LIVING SPACE which features an EXPOSED BRICK WALL, a fireplace fitted with a WOOD BURNING STOVE and a bay window with double doors opening to the SOUTHERLY FACING GARDEN looking across to the sea. The MODERN FITTED KITCHEN provides ample storage and worktop space with INTEGRATED APPLIANCES. There are TWO WELL PROPORTIONED DOUBLE BEDROOMS together with a family bathroom where there is a bath with shower and screen over. Externally the rear garden is a particular feature here, having been landscaped to create a LOW MAINTENACE SPACE, there are descending tiers creating various seating areas making the perfect entertaining space, relishing UNINTERRUPTED SEA VIEWS. In addition there is a handy SUMMER HOUSE. Being sold with a LONG LEASE and located in an unrivalled setting this stunning property is not to be missed.

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Approximate Gross Internal Floor Area
842 sq. ft / 78.22 sq. m







