



West Hill Road
St Leonards-On-Sea, TN38 0NF
£395,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

West Hill Road, St Leonards-On-Sea, TN38 0NF

STUNNING TWO BEDROOM COASTAL APARTMENT

Situated in an elevated position with panoramic sea & coastal views to Beachy head, this detached, solidly brick built former workshop dates from the early 1800s and was originally part of a Mews stable block.

Later converted into this unique, contemporary & spacious open plan, two bed roomed apartment which benefits from a superb south facing position..

Secluded private side entrance.

Accommodation: Modern, integrated kitchen opening into a spacious & light living room with views. Two double en-suite bedrooms, one with contemporary bath tub and both with ample, fitted storage space. Recessed lighting throughout.

Separate dining room with patio doors offering direct access onto the 85ft terrace with panoramic views with a secluded garden area including trees and shrubs

Exterior brick built workshop with power could potentially be converted into work space/sauna etc.

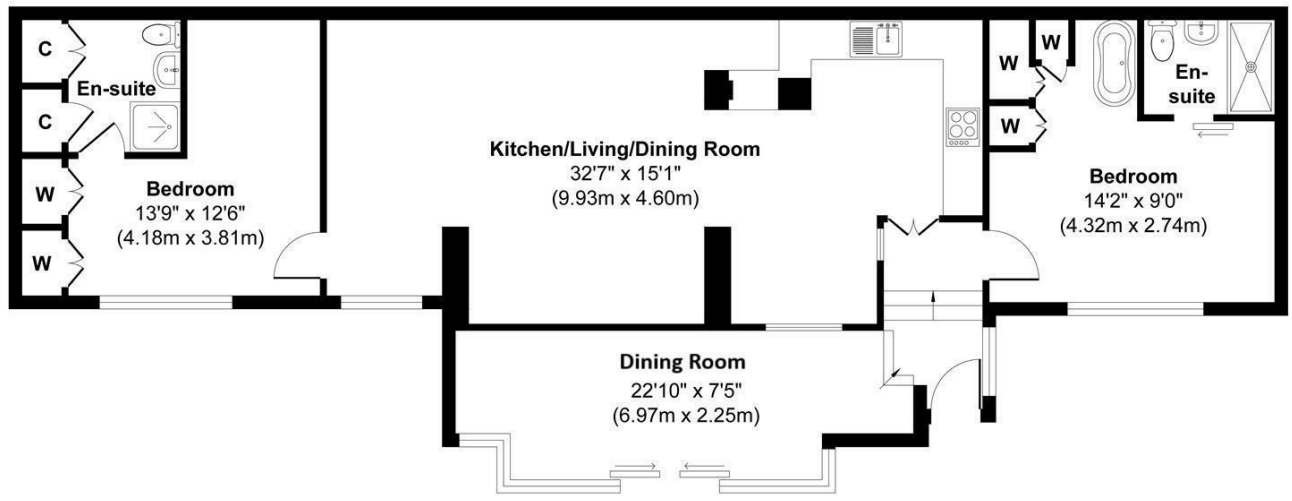
Within walking distance of West St Leonard's station with direct trains to London and close to St Leonard's main hub with cafes, art galleries and a vibrant cultural scene.

Current new building projects in the road reflect the demand for properties in this stunning location

- EPC D & SHARE OF FREEHOLD
- 85 FOOT OUTSIDE TERRACE
- COUNCIL TAX B
- SHARED MAINTNERANCE
- NEW 999 YEAR LEASE ON SALE WITH £0 GROUND RENT
- WITHIN WALKING DISTANCE TO TRAIN STATION
- STUNNING TWO BEDROOM COASTAL APARTMENT WITH TWO EN-SUITES
- 1066 SQUARE.FEET
- SUPERB SEA VIEWS
- BRICK BUILT SHED (with power/lighting)

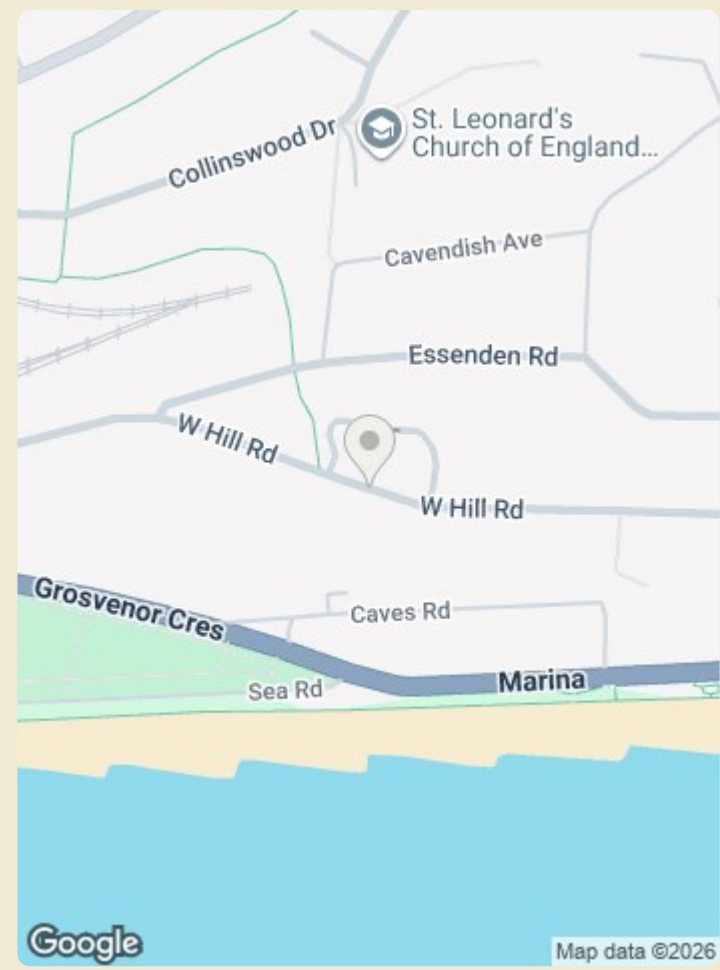


West Hill Road



Floor Plan

Approx. Gross Internal Floor Area 1066 sq. ft / 99.08 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	66	England & Wales
		77	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN
 Tel: 01424 423110
 Email: sales@wyatthughes.co.uk
 www.wyatthughes.co.uk

