



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

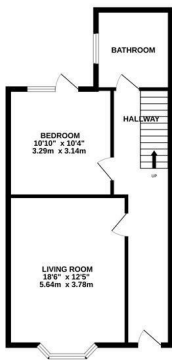
Offers in excess of £950,000



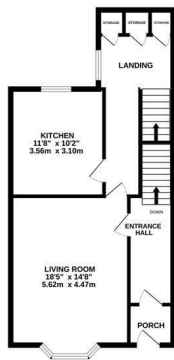
An EXCEPTIONAL Victorian terrace, quietly positioned just one road back from the seafront, with FAR-REACHING SEA VIEWS stretching along the coastline. Beautifully composed, the house pairs ORIGINAL PERIOD DETAIL with a calm, considered finish. EXPOSED FLOORBOARDS, sash windows and FEATURE FIREPLACES remain intact creating a VERSATILE HOME suited equally to a rarely available entire house, dual living or a HOME AND INCOME OPPORTUNITY.

You enter on the HALL FLOOR, where a BAY-FRONTED RECEPTION ROOM is filled with natural light a marble fireplace and decorative panelling. Above, the principal living space unfolds across the FIRST FLOOR, a striking FLOOR-TO-CEILING BAY WINDOW frames a SOUTHERLY ASPECT and uninterrupted SEA VIEWS. A generous EAT-IN KITCHEN sits to the rear, alongside a CONSERVATORY with sliding doors opening onto the WALLED GARDEN. The SECOND FLOOR provides THREE

LOWER GROUND FLOOR  
573 sq.ft. (53.1 sq.m.) approx.



GROUND FLOOR  
513 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
588 sq.ft. (54.2 sq.m.) approx.



3RD FLOOR  
336 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 2691 sq.ft. (250.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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