



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

Guide price £400,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

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

GUIDE PRICE £400,000-£425,000

West Hill Road, St. Leonards-On-Sea

Set within an attractive period building on West Hill Road, this beautifully kept three-bedroom first floor apartment combines generous proportions, high ceilings and lovely natural light throughout.

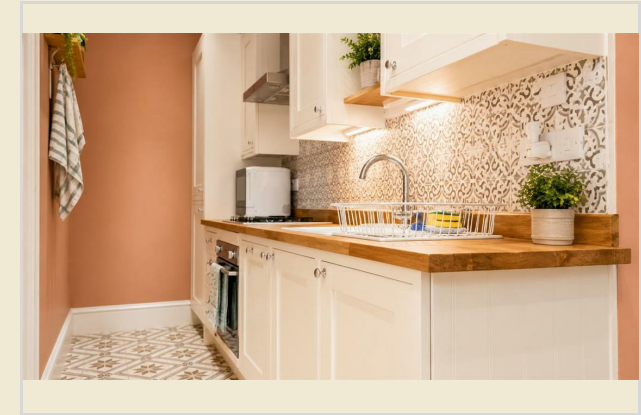
The living room is definitely the standout space — a bright bay-fronted room with sea views, plenty of room to relax or entertain, and a real sense of character thanks to the large sash windows and period details.

The flat flows really well, with three bedrooms, a modern bathroom, separate W/C and a stylish kitchen tucked away from the main living space. The interiors have been thoughtfully finished, balancing colour and warmth with the charm of the original building.

The high ceilings and tall windows give the whole apartment an airy feel, while the elevated position offers glimpses of the sea and a peaceful outlook.

Located close to the seafront, local cafés and central St. Leonards, it's a home that feels both practical and full of personality.

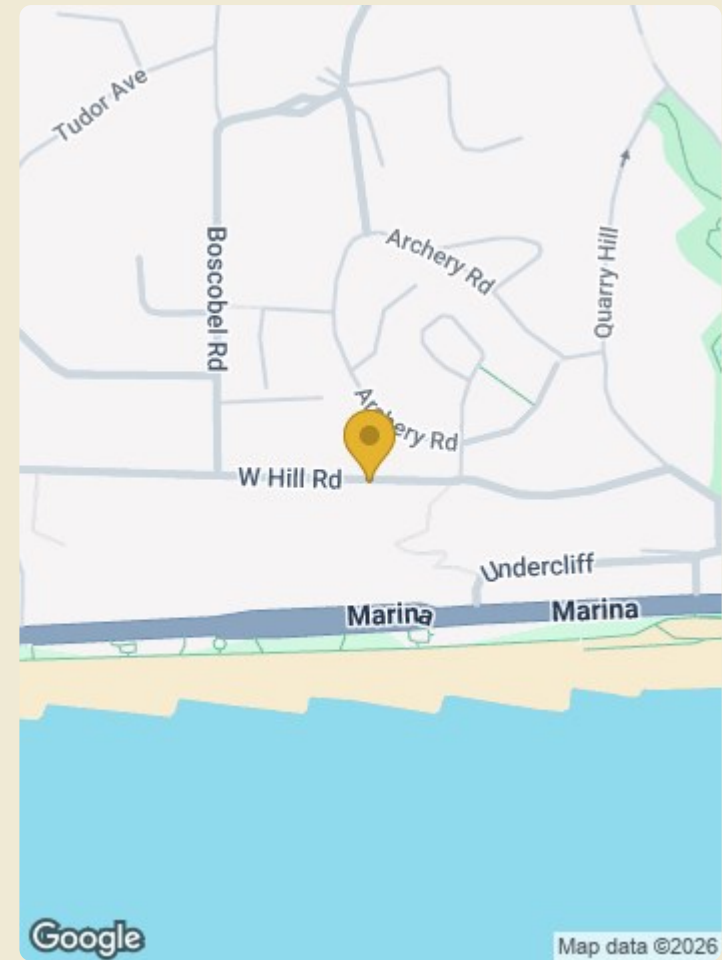
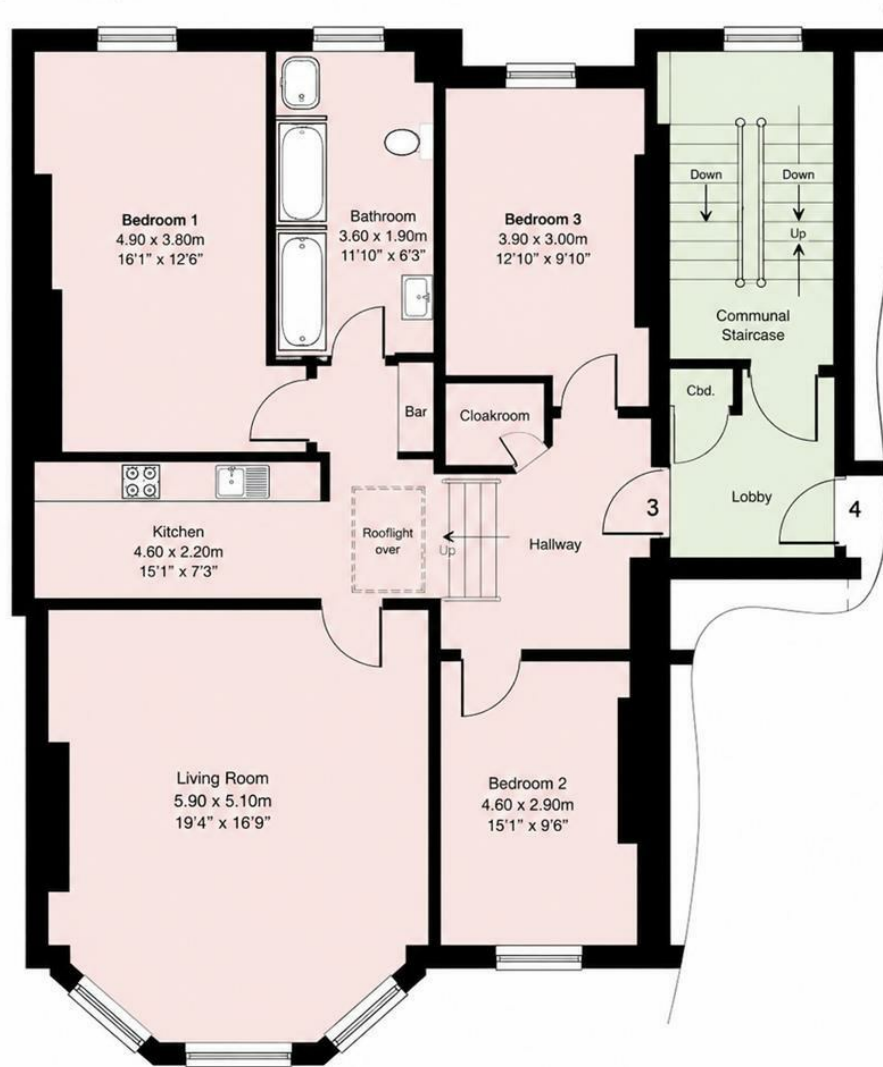
- THREE BEDROOM FIRST FLOOR APARTMENT
- SHARE OF FREEHOLD 125 YEAR LEASE FROM 2015
- COUNCIL TAX A
- HIGH CEILINGS & PERIOD FEATURES
- MODERN KITCHEN & BATHROOM
- EPC C
- £0 GROUND RENT WITH APPROX. £2,000PA SERVICE CHARGE
- STUNNING SEA VIEWS
- STYLISHLY PRESENTED THROUGHOUT
- CLOSE TO THE SEAFRONT & LOCAL AMENITIES



Flat 3, 21 West Hill Road

Approx. Gross Internal Area
102.1 sq m / 1,100 sq ft

FLAT 3
AREAS WITH RIGHT OF ACCESS



Energy Efficiency Rating		Current	Potential	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		England & Wales		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

