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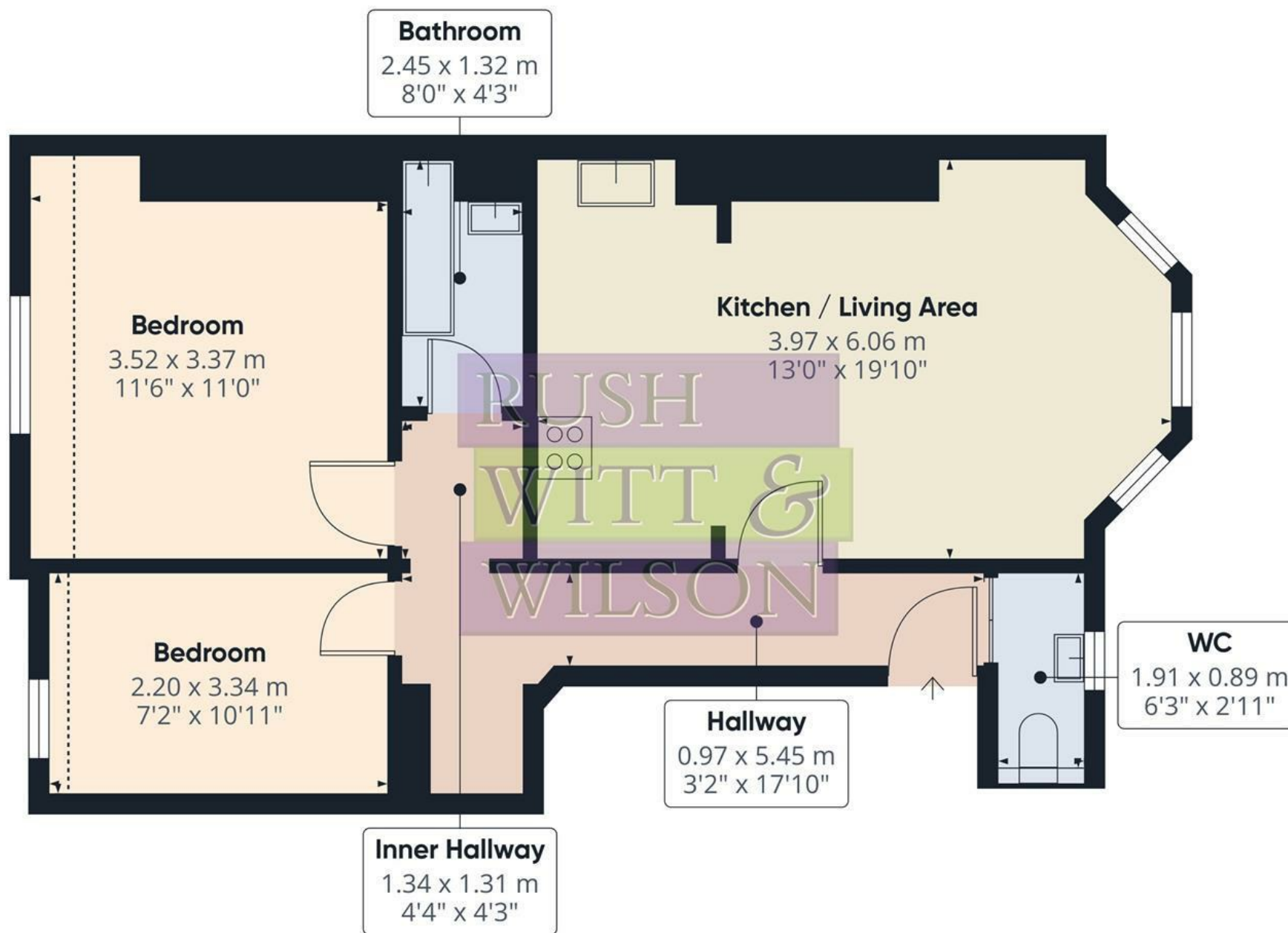
Flat 7 41 West Hill Road, St Leonards-On-Sea, TN38 0NA
Offers In Excess Of £180,000 Leasehold

Nestled on West Hill Road in the charming area of St Leonards-On-Sea, this delightful top floor converted flat presents an exceptional opportunity for those seeking a coastal retreat. With two well-proportioned bedrooms and a spacious reception area, this property is perfect for individuals or small families looking for a comfortable home. One of the standout features of this flat is the breathtaking sea views that stretch far across the Hastings and St Leonards coastline, reaching as far as Eastbourne and Beachy Head. The open plan lounge-dining room-kitchen boasts a deep bay window, allowing natural light to flood the space while providing a picturesque backdrop of the sea. The flat also includes a bathroom and a separate WC, ensuring convenience for residents. This property is chain free, making it an ideal choice for those eager to move in without delay. The flat benefits from gas fired central heating and double glazing, ensuring warmth and comfort throughout the year. With a healthy lease of approximately 101 years remaining, you can enjoy peace of mind regarding your investment. Conveniently located, the flat is within easy reach of both West St Leonards and Warrior Square railway stations, providing excellent transport links to London. Additionally, the vibrant St Leonards seafront and central area are just a short distance away, offering a wide range of amenities, including shops, cafes, and recreational facilities. In summary, this charming two-bedroom flat combines stunning views, a prime location, and modern comforts, making it a wonderful place to call home. Don't miss the chance to experience coastal living at its finest.









Approximate total area⁽¹⁾

54.1 m²
582 ft²

Reduced headroom

1.8 m²
20 ft²

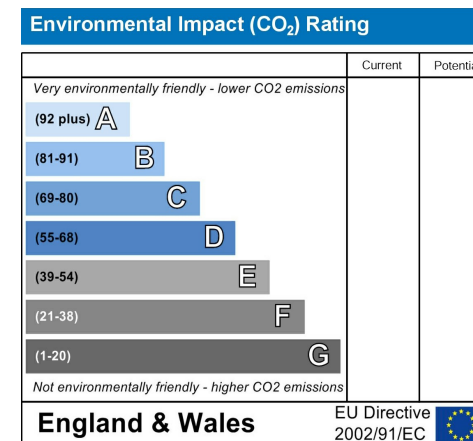
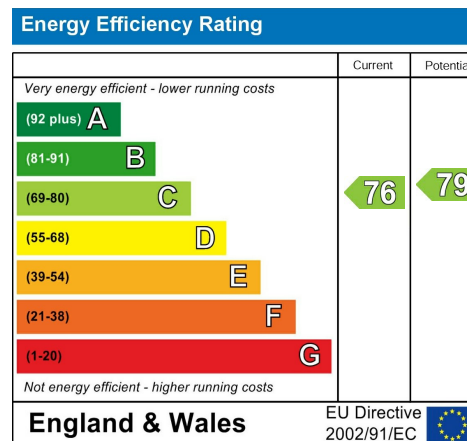
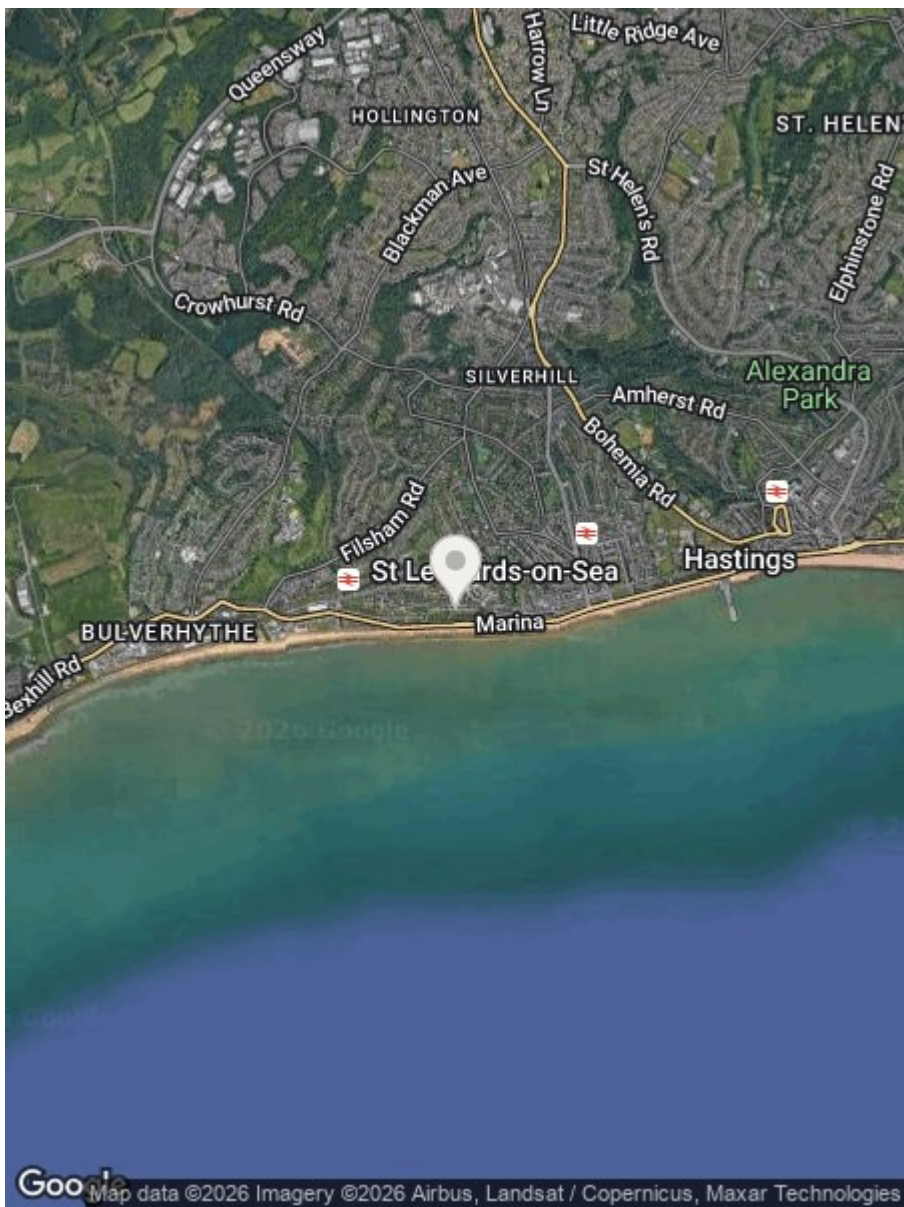
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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