



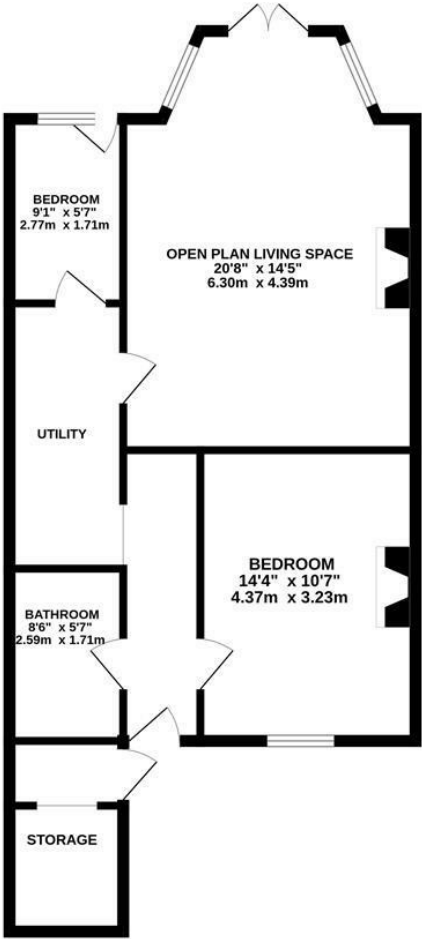
West Hill Road, St Leonards-On-Sea TN38 0NA

Offers in excess of £325,000



A bright TWO BEDROOM APARTMENT with a PRIVATE GARDEN relishing SEA VIEWS. Occupying an unrivalled St. Leonards location it's within easy walking distance to the beach, St. Leonards gardens, West St. Leonards railway station and local shops making this fantastic property perfectly placed for life by the sea. Accessed via a PRIVATE ENTRANCE, the accommodation here is arranged as a BRIGHT OPEN PLAN LIVING SPACE which enjoys sea views and access to the rear garden, and is fitted with CONTEMPORARY KITCHEN UNITS with ample storage and worktop space. The PRIMARY DOUBLE BEDROOM is positioned at the front of the property together with the FAMILY BATHROOM with bath and shower over, whilst the second bedroom is at the rear and enjoys access to the garden. There is also a HANDY UTILITY AREA with INTEGRATED APPLIANCES and BUILT-IN STORAGE. Externally, the rear garden is lawned offering several areas to DINE AL-FRESCO, whilst to the front there is a HANDY COVERED STORAGE AREA. Positioned in a SOUGHT AFTER AREA, this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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