



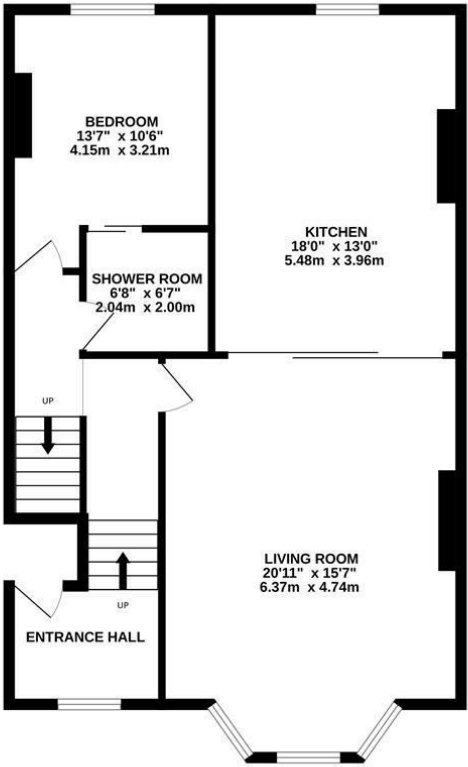
West Hill Road, St. Leonards-On-Sea TN38 0NA

Offers in excess of £595,000

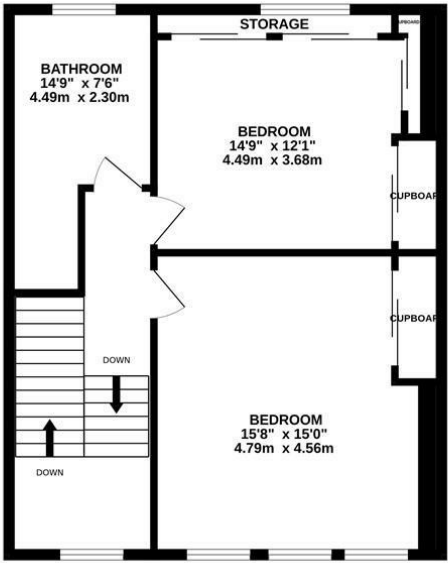


An immaculately presented THREE BEDROOM MAISONETTE spanning the second and top floor of this period building, with PANORAMIC SEA VIEWS stretching along the coastline from Hastings to Beachy Head. Occupying an unrivalled St. Leonards location, it's within easy walking distance of the beach, equidistant to both Warrior Square and West St. Leonards railway stations, numerous local shops, restaurants and bars making this fantastic property perfectly placed to enjoy life by the sea. Fully refurbished in 2020, the accommodation has been completely reimagined using a variety of sustainable materials and systems such as Icynene Open Celled Foam in the roof, IFO Electric lights and an infrared heating system throughout. Accessed through a keyless door from the communal stairway, the entrance hall enjoys a framed sea view, alongside ample storage space. The BAY FRONTED OPEN PLAN LIVING SPACE measures an impressive 20'11 x 157, enjoying far-reaching sea views and a versatile living arrangement with bi-folding doors into the kitchen. Fitted with contemporary style units and bamboo worktops, the kitchen has ample storage and

GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.3 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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