



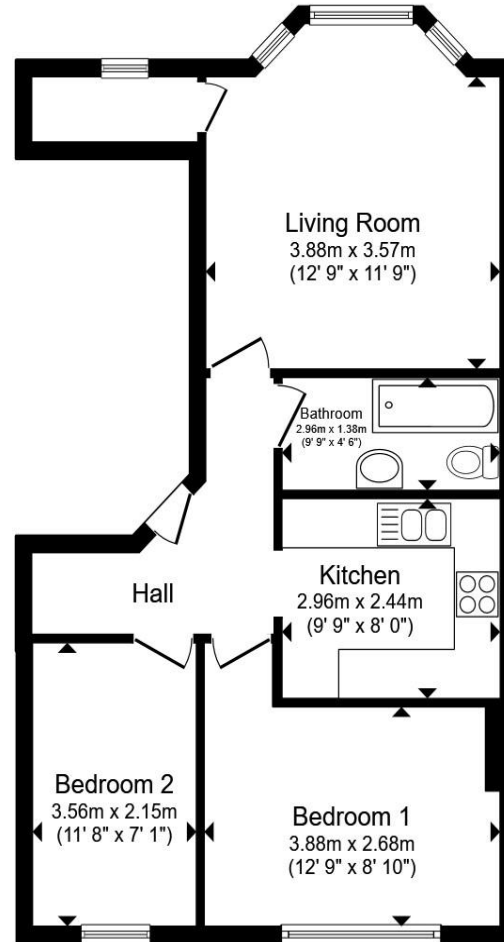
**West Hill Road, St. Leonards-On-Sea TN38 0NA**

**welcome to**

**West Hill Road, St. Leonards-On-Sea**

Positioned on the sought-after West Hill, this well-presented second-floor flat offers an appealing blend of space, light, and stunning coastal outlooks, all within easy reach of the mainline train station-ideal for commuters and those seeking convenience without compromising on lifestyle.





### Entrance Hall

### Living Room

12' 9" x 11' 9" ( 3.89m x 3.58m )

### Kitchen

9' 9" x 8' ( 2.97m x 2.44m )

### Bedroom One

12' 9" x 8' 10" ( 3.89m x 2.69m )

### Bedroom Two

11' 8" x 7' 1" ( 3.56m x 2.16m )

### Bathroom

Total floor area 54.0 m<sup>2</sup> (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## West Hill Road, St. Leonards-On-Sea

- SEA VIEWS
- WEST HILL LOCATION
- TWO BEDROOMS
- CLOSE TO TRAIN STATION
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4560.00

Ground Rent: 700.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123895](https://fox-and-sons.co.uk/Property/HAS123895)



Property Ref:  
HAS123895 - 0003

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