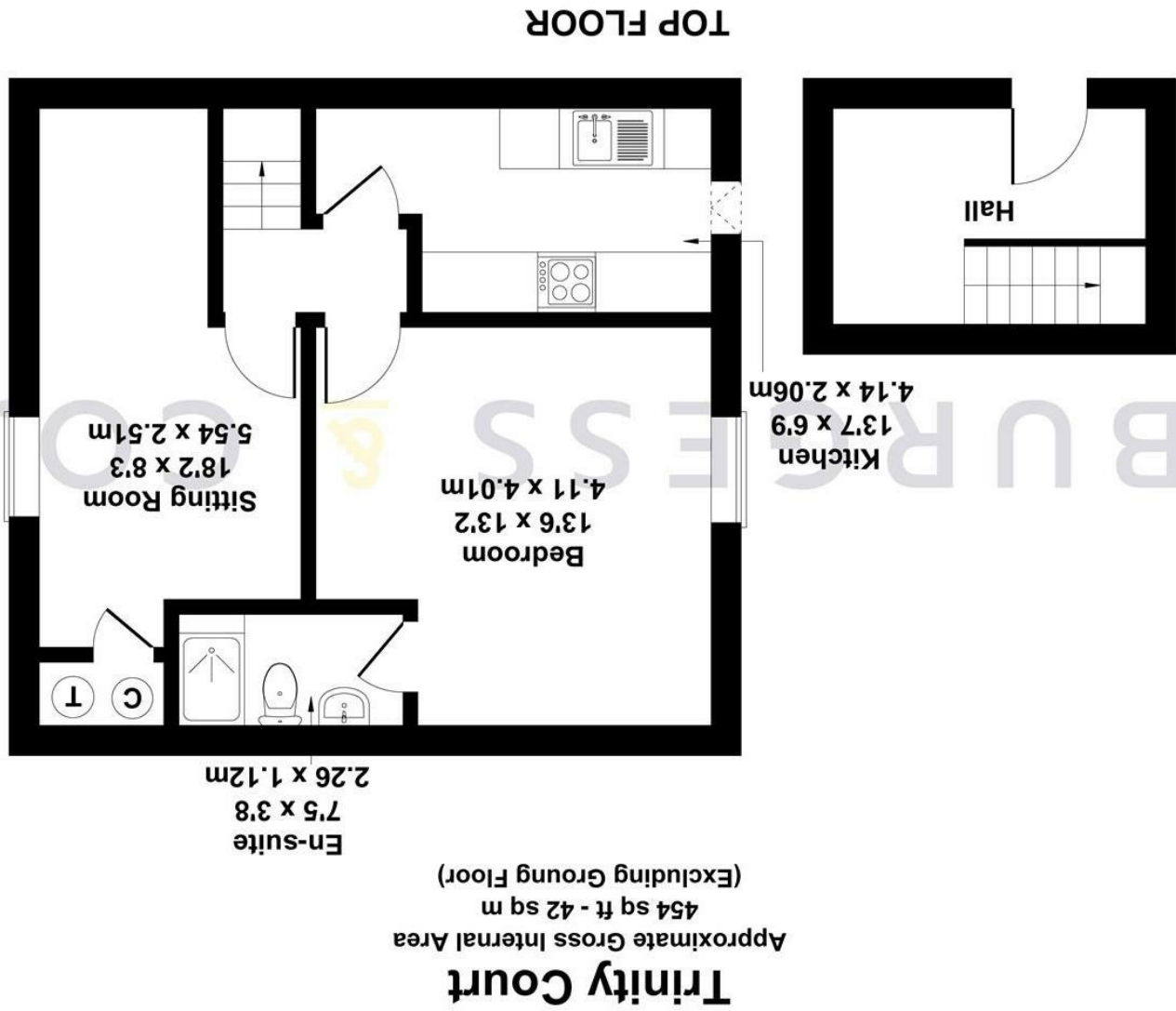




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BURGESS & CO.
01424 222255

Flat 7 Trinity Court, 15-17 West Hill Road, St. Leonards-On-Sea, TN38 0NA

Offers In Excess Of
£130,000 Leasehold



Burgess & Co are delighted to bring to the market a superb top floor apartment enjoying far reaching sea views and set within this period property on the popular West Hill location of St Leonards On Sea. Ideally situated being within a short walk to St Leonards Gardens, the seafront and a parade of shops at Marina Court. Within a mile are an array of shopping facilities, restaurants, and mainline railway station at St Leonards Warrior Square. Hastings Town Centre is within 2 miles providing further shopping facilities, railway station as well as the historic Hastings Old Town with its array of pubs, restaurants, and variety of unique independent shops. The accommodation comprises a living room, a new kitchen, a bedroom and a modern en-suite shower room. Benefits include electric heating, double glazed windows, sea views and we are advised that there is a new 999 year Lease. This would be an ideal purchase for a first time buyer or an investment buyer. Viewing highly recommended.

Entrance Hall

With stairs rising to

Landing

With access to

Living Room

18'2 x 8'3
With digital electric heater, eaves storage with cylinder, double glazed window to the front.

Kitchen

13'7 x 6'9
Brand new fitted with a matching range of base units, worksurface, inset stainless steel sink unit with mixer tap, fitted Lamona electric hob & oven, extractor hood over, tiled splashbacks, consumer unit, double glazed Velux window with sea views.

Bedroom

13'6 x 13'2
With digital electric heater, eaves storage, double glazed window enjoying far reaching sea views (new window to be fitted). Door to

En-suite Shower Room

7'5 x 3'8
Comprising shower cubicle with aqua panelling & chrome shower head, low level w.c, vanity unit with inset wash hand basin, vanity mirror, storage unit, towel radiator, extractor fan, loft hatch.

NB

There is a new 999 year Lease. We have been advised that the service charge is £700 per annum and the ground rent is £150 per annum. Council tax band: A

