

**RUSH  
WITT &  
WILSON**



**10A West Hill Road, St. Leonards-On-Sea, East Sussex TN38 0NB  
£1,650 Per Month**



This immaculate townhouse is located on West Hill Road, with excellent access to the beach and St. Leonards Gardens, plus a short walk into town. Spread over three beautifully crafted floors, two of which have stunning sea views, every detail of this home has been carefully considered and is in excellent condition having only been built approximately five years ago. EPC rating B. Council Tax band D.

Internally the ground floor welcomes you with a bright, large open-plan fully fitted kitchen with integrated cooker, dishwasher and fridge freezer. Just beyond, a well-appointed utility space and a separate WC complete the ground floor level. Ascending to the first floor, the main living area is positioned at the rear of the property, opening onto a private garden. This level also houses one of the three spacious double bedrooms, which boasts a sea view and an en-suite shower room. There is also a further WC on this floor. The upper floor reveals the remaining two double bedrooms, one with an en-suite shower room, finally a beautifully designed family bathroom completes the top floor.

The house has both a front and rear garden and benefits from off road parking for two vehicles. Terms £1650 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 446916 / 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Kitchen/Living Area**  
16'4 x 24'6 (4.98m x 7.47m)

**Utility Room**  
12'2 x 8'10 (3.71m x 2.69m)

**Cloakroom/WC**  
4' x 8' (1.22m x 2.44m)

**First Floor**

**Landing**  
3'4 x 13'11 (1.02m x 4.24m)

**Cloakroom/WC**  
5'10 x 4' (1.78m x 1.22m)

**Living Room**  
16'7 x 15' (5.05m x 4.57m)

**Bedroom**  
9'7 x 13'4 (2.92m x 4.06m)

**En-Suite**  
8'10 x 4'8 (2.69m x 1.42m)

**Second Floor**  
**Landing**  
3'9 x 10'6 (1.14m x 3.20m)

**Bedroom**  
14'1 x 12'5 (4.29m x 3.78m)

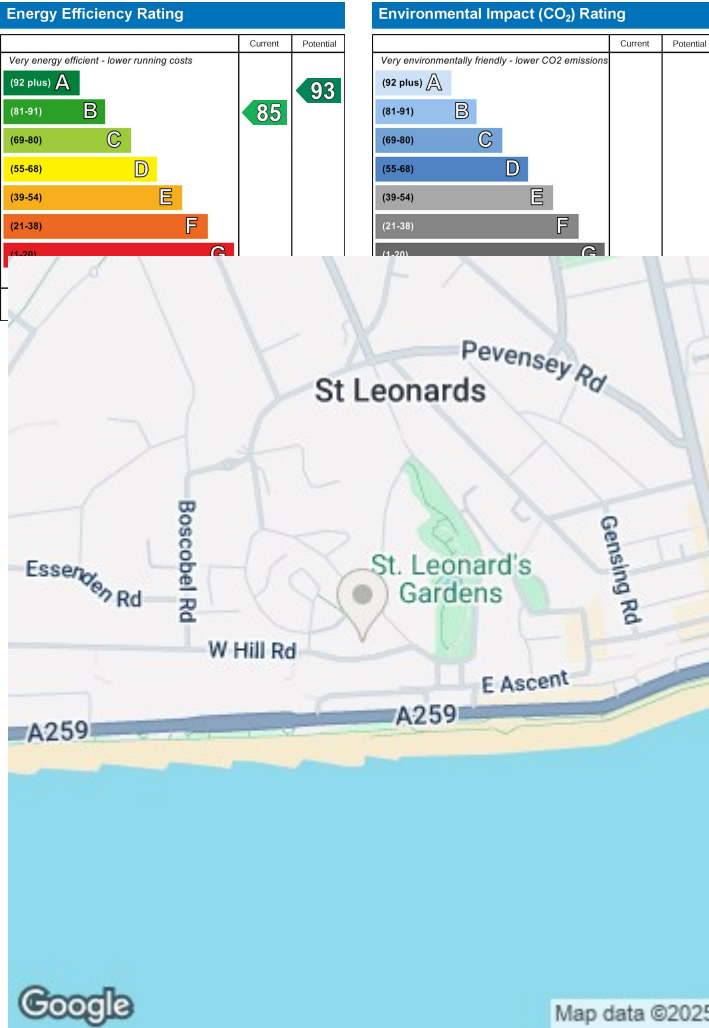
**En-Suite**  
8'7 x 4'3 (2.62m x 1.30m)

**Bathroom**  
8'3 x 5'9 (2.51m x 1.75m)

**Bedroom**

**Agents note**  
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further

information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at low or very low risk of flooding from rivers and seas but at high risk of flooding from surface water. Please note that the property is situated on a hill.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1548.48 ft<sup>2</sup>

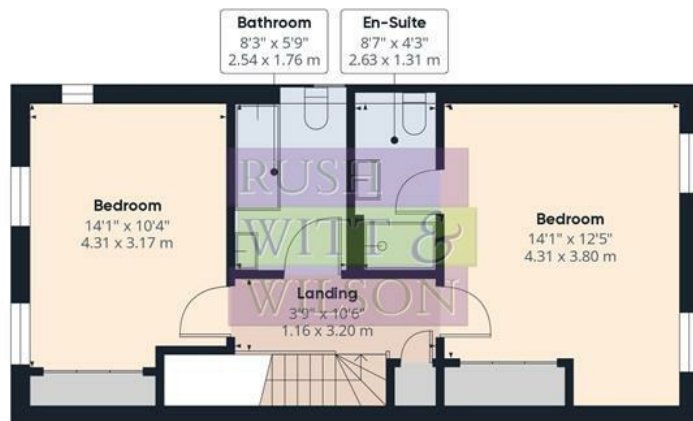
143.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 2



