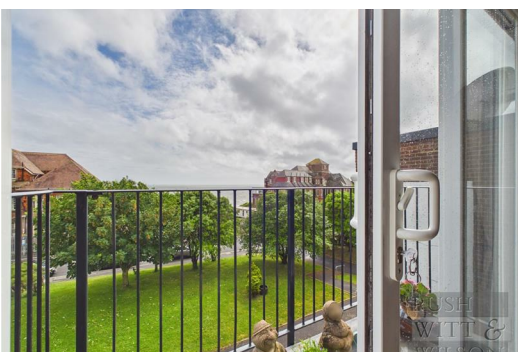




**11 St Leonards Court West Hill Road,  
St. Leonards-On-Sea, East Sussex TN38 0PS  
£189,950**

Nestled on West Hill Road in the charming area, this delightful two-bedroom top floor flat presents an excellent opportunity for those seeking a comfortable and spacious living space. Benefitting from a Share of Freehold and boasting a generous living room, perfect for relaxation or entertaining guests, and two well-proportioned bedrooms that offer ample room for rest and privacy. The flat features two double bedrooms, sea views enjoyed from the living room and elevated balcony, modern kitchen and shower room. One of the standout features of this flat is the convenience of a garage en bloc, providing secure parking and additional storage options. The location is particularly appealing, offering easy access to local amenities and the beautiful coastline that St Leonards On Sea is known for. This property is ideal for first-time buyers, investors, or those looking to downsize, offering spacious accommodation in a good location. Don't miss the chance to explore the potential this property holds.

**Hallway**

9'9 x 3'1 (2.97m x 0.94m)

**Living Room**

15'10 x 14'5 (4.83m x 4.39m)

**Kitchen**

8'4 x 10'7 (2.54m x 3.23m)

**Inner Hallway**

2'11 x 6'3 (0.89m x 1.91m)

**Bedroom**

13' x 10'11 (3.96m x 3.33m)

**Bedroom**

10'4 x 10'7 (3.15m x 3.23m)

**Shower Room**

5'9 x 7'5 (1.75m x 2.26m)

**Balcony**

8'3 x 3'2 (2.51m x 0.97m)

**Agents Note**

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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

63.1 m<sup>2</sup>  
680 ft<sup>2</sup>

**Balconies and terraces**

2.4 m<sup>2</sup>  
26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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