



**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.

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Approximate total area⁽¹⁾
63.1 m²
680 ft²

Balconies and terraces
2.4 m²
26 ft²

(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.

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