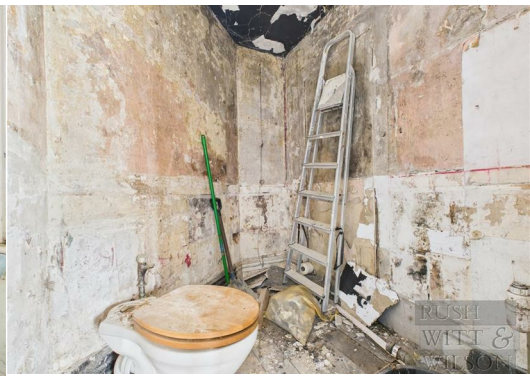
RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

1a West Hill Road,
St. Leonards-On-Sea, TN38 0NA
£100,000 Leasehold

CASH BUYERS ONLY An exceptional opportunity for investors to purchase this ground floor flat located on West Hill Road. The property features an open-plan living and kitchen area, a versatile study space with bedroom, and a bathroom. This flat is available to cash buyers only, offering huge potential to create a luxury apartment in a sought-after location. It will be sold with a share of freehold and a new 125-year lease and is perfectly positioned close to local cafés, shops, and the beach - making it ideal for those looking to add value in a prime coastal setting.



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:

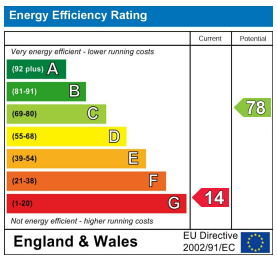
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

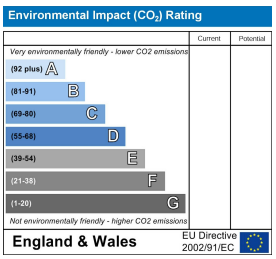
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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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