

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

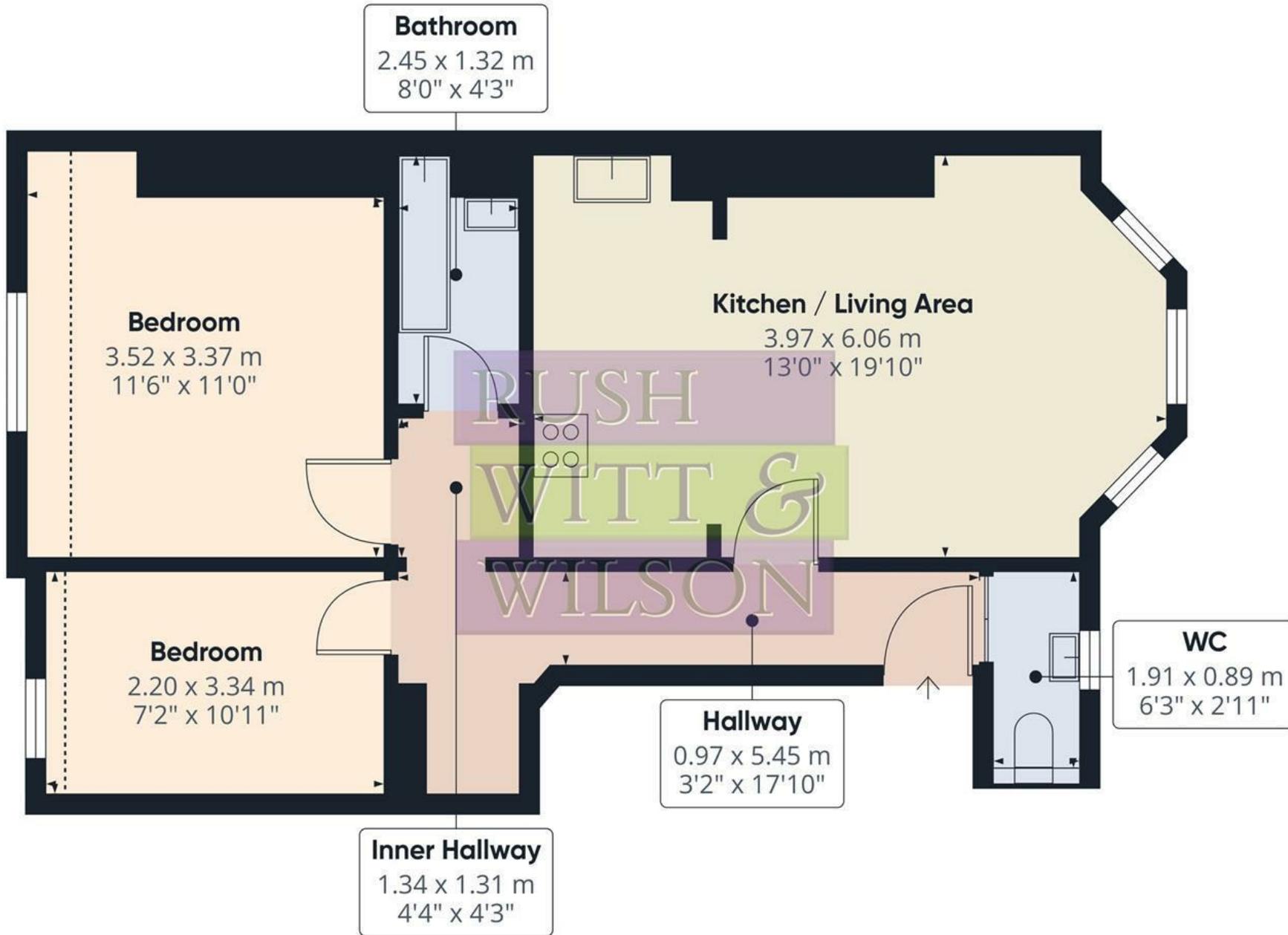
**Flat 7 41 West Hill Road, St Leonards-On-Sea, TN38 0NA  
Offers In The Region Of £190,000 Leasehold**

Nestled on West Hill Road in the charming area of St Leonards-On-Sea, this delightful top floor converted flat presents an exceptional opportunity for those seeking a coastal retreat. With two well-proportioned bedrooms and a spacious reception area, this property is perfect for individuals or small families looking for a comfortable home. One of the standout features of this flat is the breathtaking sea views that stretch far across the Hastings and St Leonards coastline, reaching as far as Eastbourne and Beachy Head. The open plan lounge-dining room-kitchen boasts a deep bay window, allowing natural light to flood the space while providing a picturesque backdrop of the sea. The flat also includes a bathroom and a separate WC, ensuring convenience for residents. This property is chain free, making it an ideal choice for those eager to move in without delay. The flat benefits from gas fired central heating and double glazing, ensuring warmth and comfort throughout the year. With a healthy lease of approximately 101 years remaining, you can enjoy peace of mind regarding your investment. Conveniently located, the flat is within easy reach of both West St Leonards and Warrior Square railway stations, providing excellent transport links to London. Additionally, the vibrant St Leonards seafront and central area are just a short distance away, offering a wide range of amenities, including shops, cafes, and recreational facilities. In summary, this charming two-bedroom flat combines stunning views, a prime location, and modern comforts, making it a wonderful place to call home. Don't miss the chance to experience coastal living at its finest.









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

54.1 m<sup>2</sup>  
582 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>  
20 ft<sup>2</sup>

(1) Excluding balconies and terraces

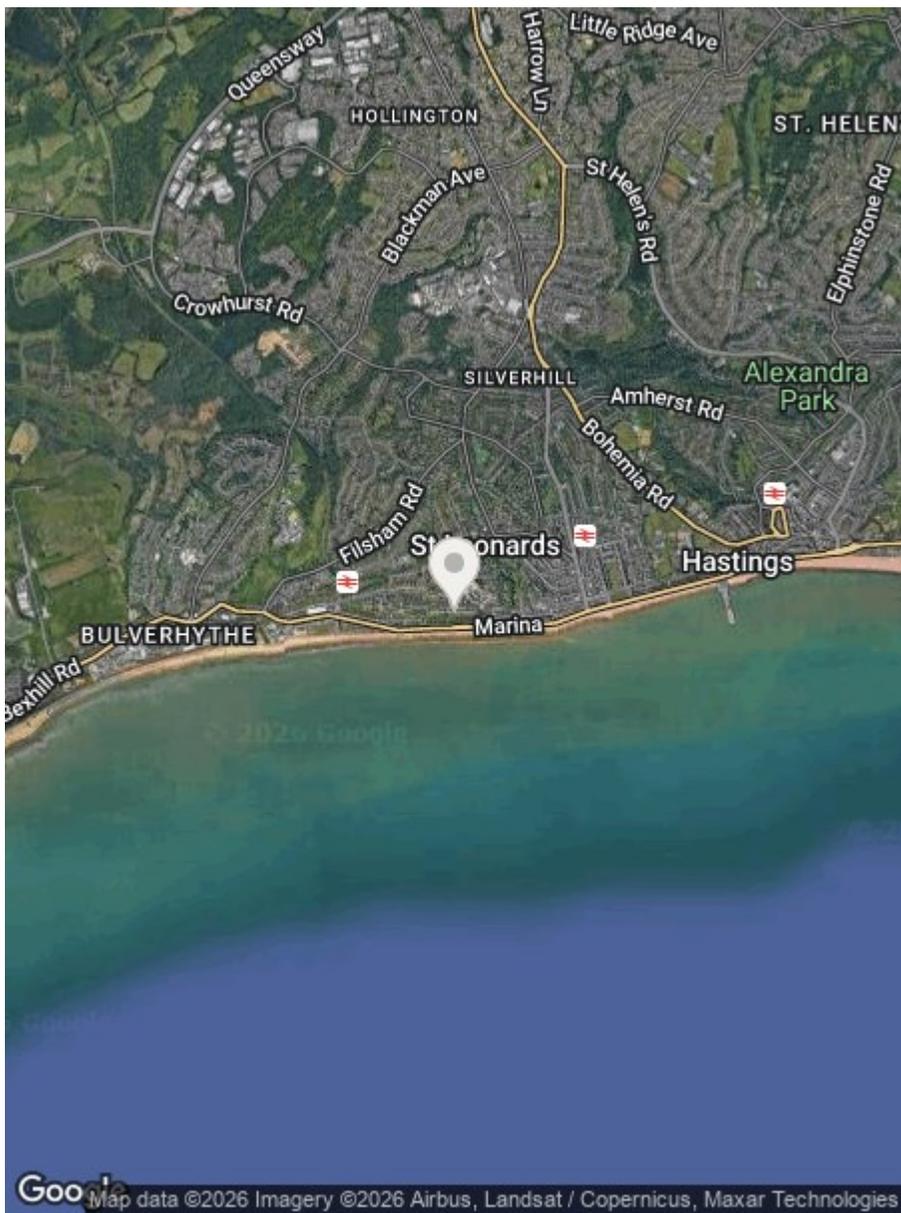
Reduced headroom

----- Below 1.5 m/5 ft

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**