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Flat 3 30 West Hill Road, St Leonards-On-Sea, East Sussex TN38 0NB
Offers In Excess Of £250,000 Leasehold

Nestled on the esteemed West Hill Road in St Leonards-On-Sea, this beautifully presented three-bedroom maisonette occupies the upper floors of an attractive period building. The property boasts bright and spacious accommodation spread over two floors, seamlessly blending elegant character with modern living. As you enter, you will be greeted by an abundance of natural light that floods the home, creating a calm and inviting atmosphere. The spacious living room exudes an airy feel, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for both dining and everyday living, featuring an appealing breakfast area that overlooks the charming rooftops of the surrounding area. This maisonette comprises three excellently presented bedrooms, each offering flexible accommodation suitable for families, professionals, or those in need of a home office. The principal bedroom is particularly tranquil, showcasing a refined, boutique ambiance, while the other two bedrooms are equally well-proportioned and versatile. Completing the internal layout is a smart contemporary bathroom, adding to the overall appeal of this delightful home. One of the standout features of this property is its superb location. West Hill Road is renowned as one of St Leonards' most desirable addresses, situated just moments from the seafront and promenade. The vibrant cafés, independent restaurants, galleries, and boutiques of central St Leonards are all within easy walking distance. Additionally, Warrior Square station and excellent transport links are nearby, making this an ideal residence for commuters and those seeking a relaxed coastal lifestyle. With generous accommodation, abundant natural light, and attractive sea views, this exceptional maisonette presents a rare opportunity to acquire a stylish home in one of the area's most sought-after locations.









Floor 0



Floor 1

Approximate total area⁽¹⁾

81.4 m²

876 ft²

Reduced headroom

7.3 m²

79 ft²

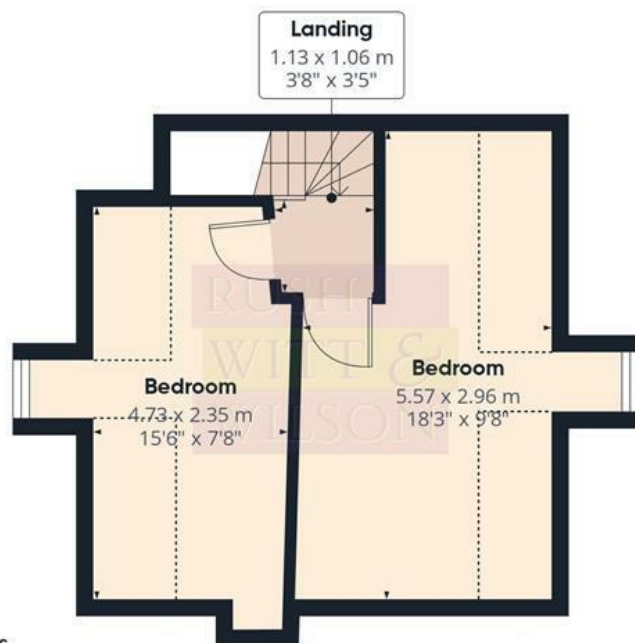
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

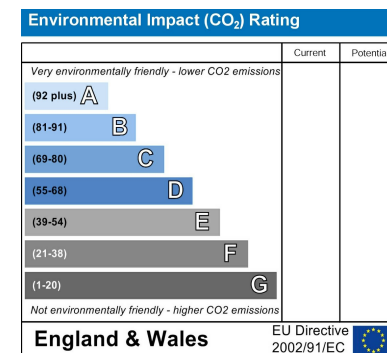
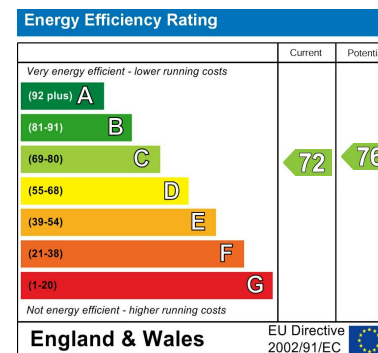
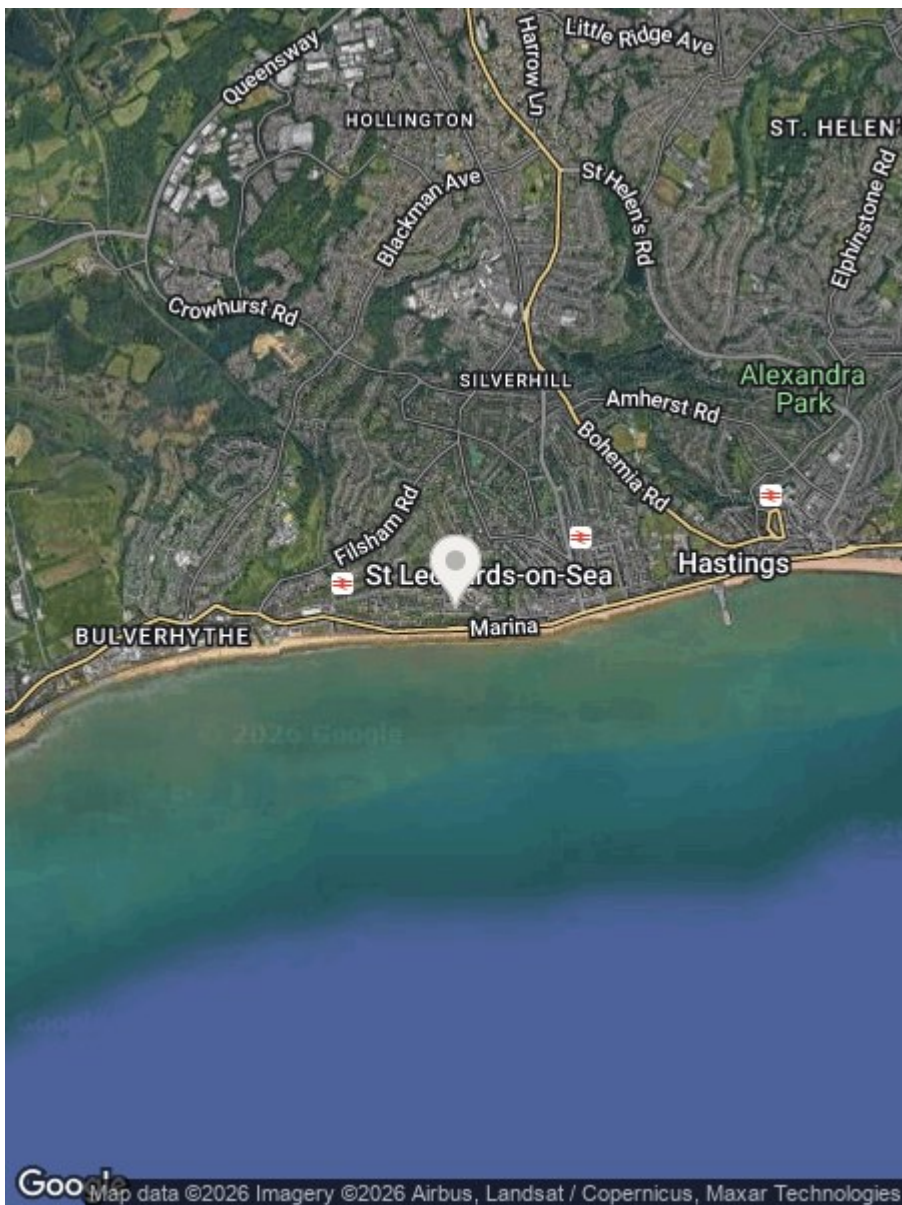
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2





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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