

**RUSH
WITT &
WILSON**



RUSH
WITT &

**53 West Hill Road, St. Leonards-On-Sea, TN38 0NF
Offers In Excess Of £220,000 Share of Freehold**

Nestled on West Hill Road in the charming coastal town of St. Leonards-On-Sea, this exquisite top floor flat offers a delightful retreat with breathtaking sea views. This one-bedroom apartment has been thoughtfully modernised throughout, ensuring a perfect blend of contemporary comfort and coastal charm. As you enter the property, you are greeted by a bright and airy reception room that serves as an ideal space for relaxation or entertaining guests. The large windows not only flood the room with natural light but also provide stunning vistas of the shimmering sea, creating a picturesque backdrop for your daily life. The well-appointed bedroom offers a peaceful sanctuary, perfect for unwinding after a long day. The modern bathroom is designed with both style and functionality in mind, featuring contemporary fixtures and finishes that enhance the overall appeal of the flat. This property is an ideal bolt hole by the sea, perfect for those seeking a tranquil escape or a weekend getaway. With its prime location, you can easily enjoy the local amenities, including charming cafes, shops, and the beautiful beach, all just a short stroll away. Whether you are a first-time buyer, a couple looking for a romantic retreat, or an investor seeking a lucrative rental opportunity, this flat on West Hill Road is not to be missed. Embrace the coastal lifestyle and make this stunning sea view apartment your new home.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

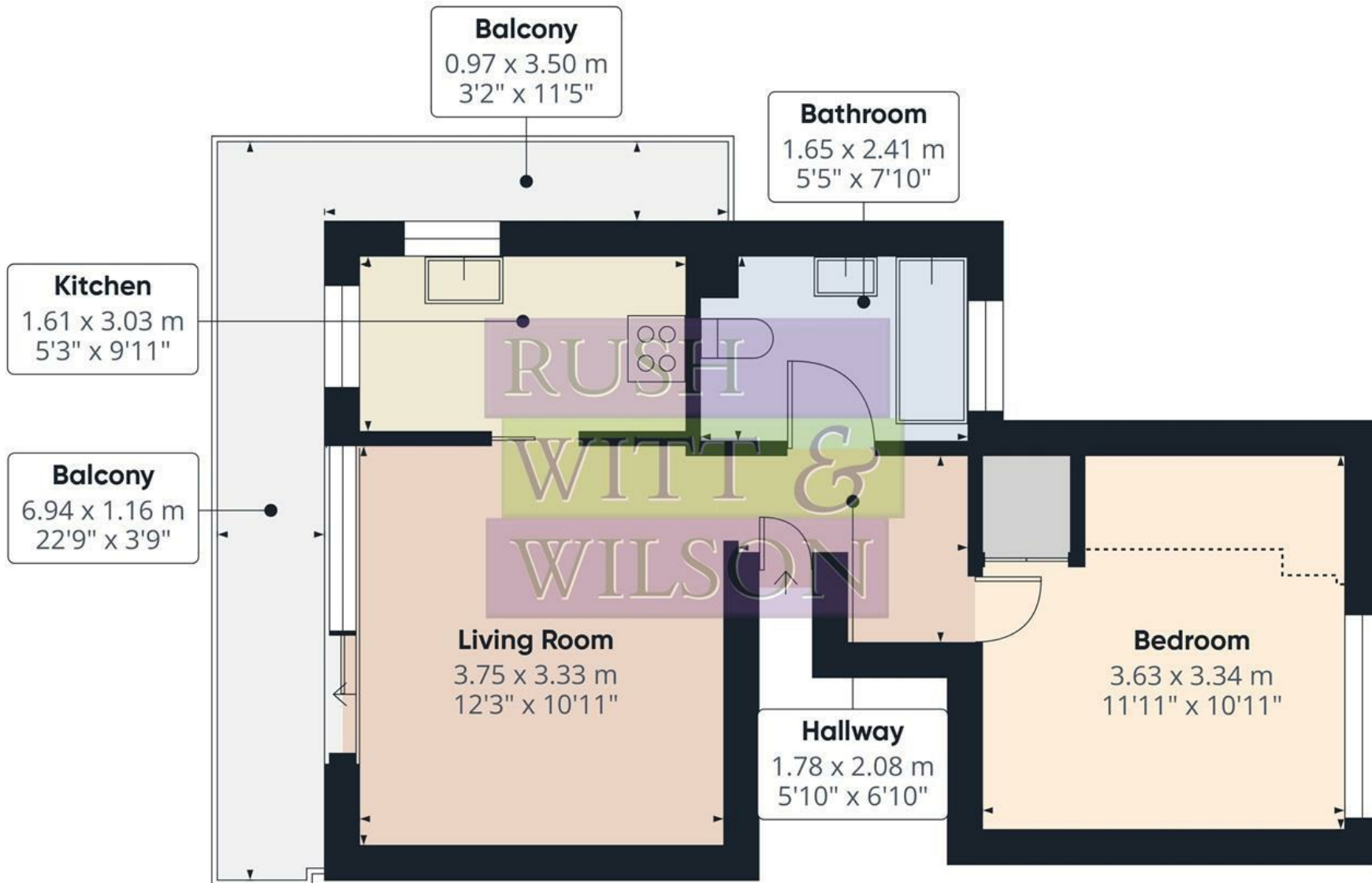


RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Approximate total area⁽¹⁾

36.1 m²
389 ft²

Balconies and terraces

11.4 m²
123 ft²

Reduced headroom

3 m²
33 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.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - TBA

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>



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