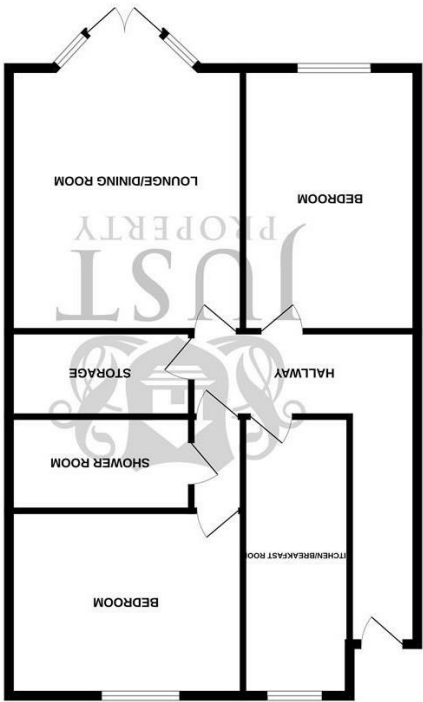




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
80	76	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs

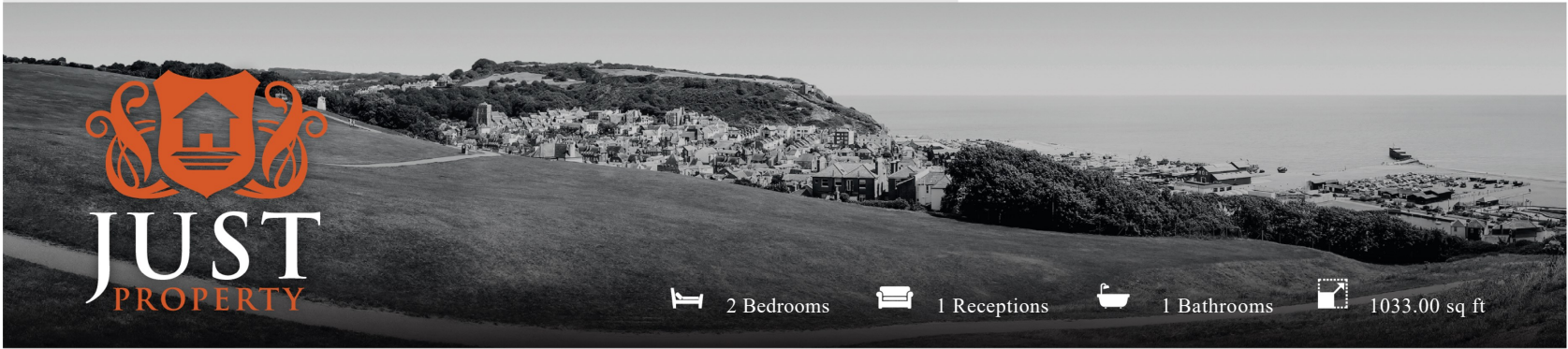
Measurements have been made to ensure the accuracy of the floorplan and room measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



GARDEN LEVEL



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 1033.00 sq ft

Leasehold - Share of Freehold

£419,950

Garden Flat A 21, West Hill House, West Hill Road, St Leonards-On-Sea, TN38 0NA



PROPERTY DETAILS

BEAUTIFULLY PRESENTED GARDEN LEVEL APARTMENT WITH OUTSTANDING ENGLISH CHANNEL VIEWS

A beautifully presented and exceptionally well-located garden level apartment, forming part of an impressive period property on West Hill Road in St Leonards. This spacious two double bedroom home enjoys outstanding views across the English Channel, whilst being within easy reach of the railway station, seafront and the many independent cafés, shops and restaurants that make St Leonards so popular.

The apartment forms part of an original period home dating back to approximately 1864 and, of particular historical interest, was once the home of Count Otto von Schlippenbach.

Accessed via a few steps down to the communal entrance and private front door, the accommodation provides a welcoming entrance hallway, modern fitted kitchen with breakfast area, two generous double bedrooms, stylish shower room/WC and useful storage cupboard.

To the rear is a particularly impressive lounge/dining room with French doors opening directly onto the garden and providing an abundance of natural light.

The rear garden is one of the property's main attractions, with a beautiful terrace enjoying outstanding views, leading onto a thoughtfully landscaped garden with established planting, raised beds and seating areas. The garden has been lovingly created and maintained by the current owners and provides a wonderful private outside space.

The property benefits from a share of the freehold, approximately 109 years remaining on the lease and a current maintenance charge of approximately £2,000 per annum.

A stylish and unusually spacious period garden apartment offering wonderful outside space, impressive views and a fantastic St Leonards location. Viewing is highly recommended by the vendors' Sole Agents, Just Property.

ROOM DIMENSIONS

Steps Down To Communal Entrance - 2 flats

Front Door

Entrance Hallway

Kitchen / Breakfast Room
16'9" x 6'5" (5.13 x 1.96)

Bedroom
15'3" x 8'0" (4.65 x 2.45)

Bedroom
14'1" x 11'2" (4.30 x 3.42)

Shower Room / WC

Large Storage Room

Lounge / Dining Room
18'0" x 13'10" (5.51 x 4.24)

Rear Terrace

Landscaped Rear Garden

Shed and Greenhouse

FEATURES

- Beautiful Garden Apartment
- Original Period Building Dating Back To Mid 1800's
- Two Large Double Bedrooms
- Luxury Shower Room / WC
- Landscaped Rear Garden
- Outstanding Views Over English Channel
- Fantastic Rear Terrace
- Spacious Accomodation
- Useful Storage Space
- Close To St Leonards

