



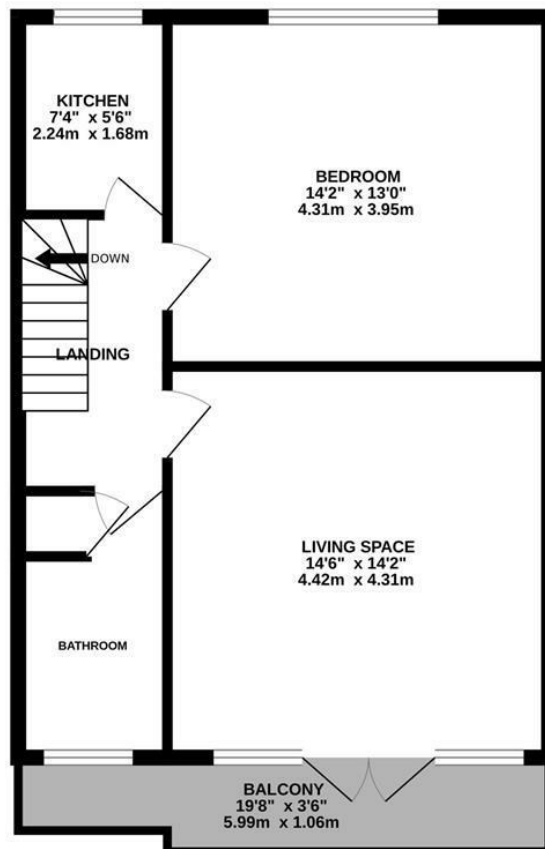
## West Hill Road, St. Leonards-On-Sea TN38 0NA

Offers in excess of £195,000



A well presented ONE BEDROOM APARTMENT with a SOUTH-FACING BALCONY relishing PICTURESQUE SEA VIEWS stretching along the coastline towards Beachy Head. Occupying an unrivalled St. Leonards location it's within easy walking distance to the beach, St. Leonards gardens, West St. Leonards railway station and local shops making this fantastic property perfect for life by the sea. Spanning the TOP FLOOR the accommodation here is arranged as a BRIGHT LIVING ROOM which is positioned at the rear of the property enjoying access to the balcony while the MODERN FITTED KITCHEN is separate offering ample storage and worktop space. There is one GENEROUS DOUBLE BEDROOM which sits at the front of the property together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. Externally there is a driveway providing OFF ROAD PARKING on a first come first serve basis. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect FIRST TIME HOME or seaside retreat and is not to be missed.

TOP FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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