



Wyatt  
Hughes  
Residential Sales

**West Hill Road**

**St. Leonards-On-Sea, TN38 0PS**

**£250,000 Leasehold - Share of Freehold**

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

Welcome to St. Leonards Court.

Looking for that perfect coastal retreat? After a home with stunning views of the sea? Need to be within walking distance of a local train station? Look no further than our new listing on West Hill road.

This two bedroom purpose built home will suit a range of new owners, with its double sized bedrooms, spacious living room and private parking bay.

Set back from the seafront means less traffic noise, but still allows you to enjoy those stunning sea views from the comfort of your private balcony a perfect spot to enjoy summer days and sunsets with views out to Beachy Head.

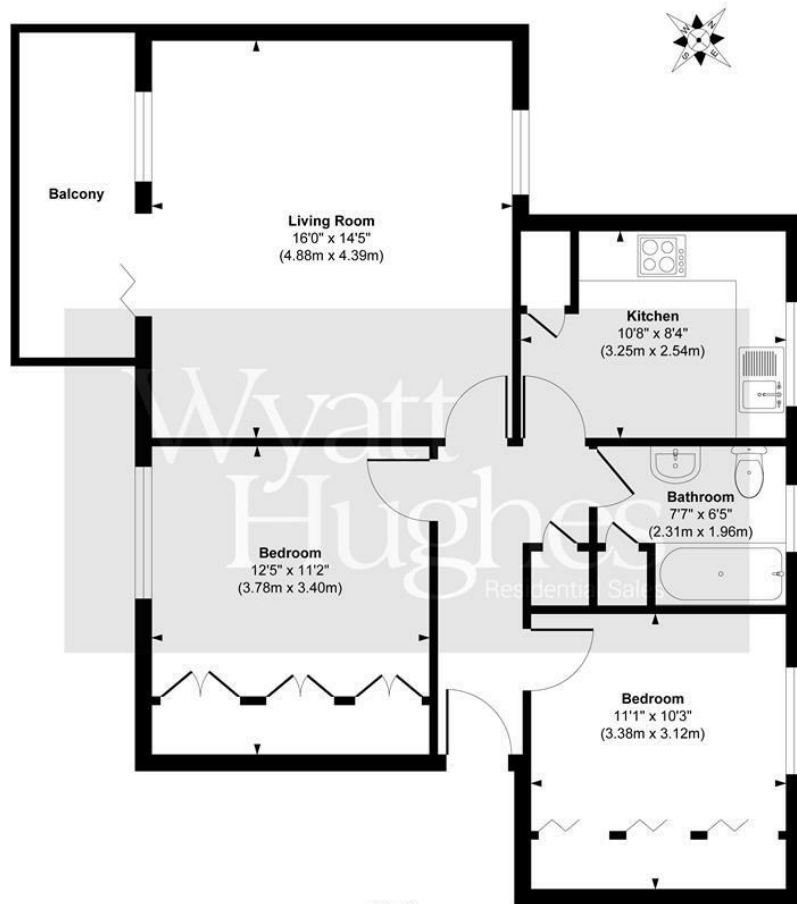
Want to be near local shops, stations and the beach? A short distance away is West-St. Leonards train station, with direct links to London, a short stroll leads you down to the seafront and beach and a range of shops, including TK Max, local butchers and local convenience store.

The building itself is well maintained, with charming communal gardens for all the residents to enjoy and benefits from a long lease and share of the freehold.

Arrange your viewing with us today to come and appreciate this home and all it has to offer.

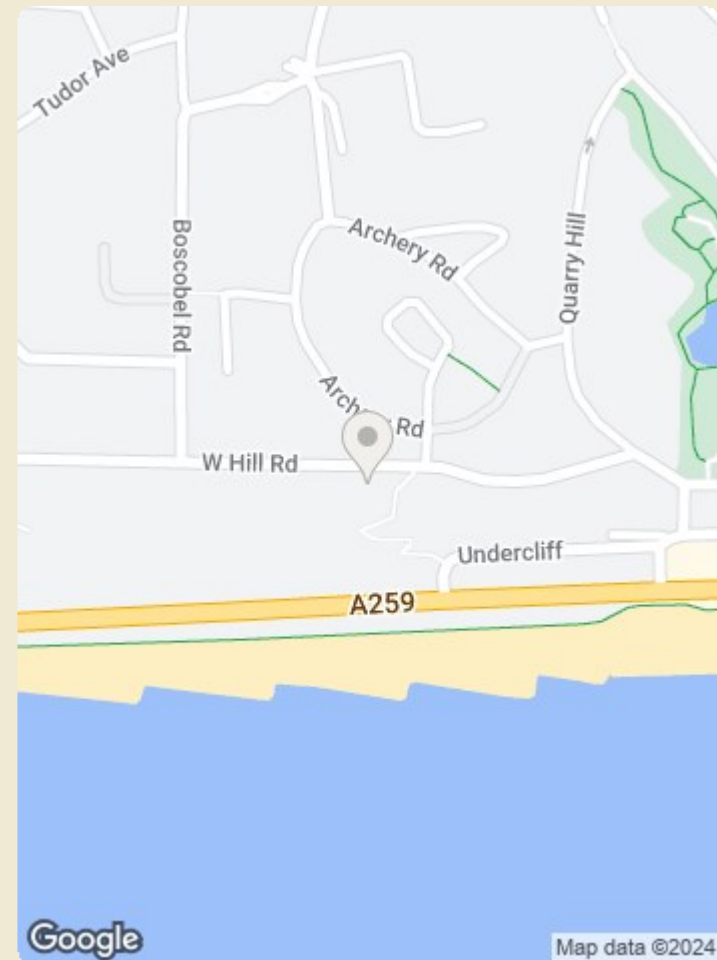
- Two Double Bedrooms
- Private Parking Bay
- EPC rating F
- £1,500 Service Charge
- Stunning Sea Views
- 703 sq ft
- Close To Train Station
- Private Balcony
- 999 Year Lease with share of the freehold
- Council Tax Band A





First Floor  
Approximate Floor Area  
704 sq. ft  
(65.40 sq. m)

Approx. Gross Internal Floor Area 704 sq. ft / 65.40 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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