



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

£140,000 Leasehold

Wyatt  
Hughes  
Residential Sales

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

Are you looking for a weekend retreat? Perhaps you are in the market for your first home? Or maybe you are looking to invest in a buy-to-let? Whichever it may be this latest listing ticks a lot of boxes for a multitude of buyers.

This home has been updated throughout with a new kitchen suite and bathroom fitted recently, new carpets and a fresh coat of paint, allowing a new buyer to move straight in.

What we like about this home are the views from both the living space and kitchen, with large opening windows allowing unobstructed outlook over the sea. Just imagine doing the washing up whilst watching the various seaside activities.

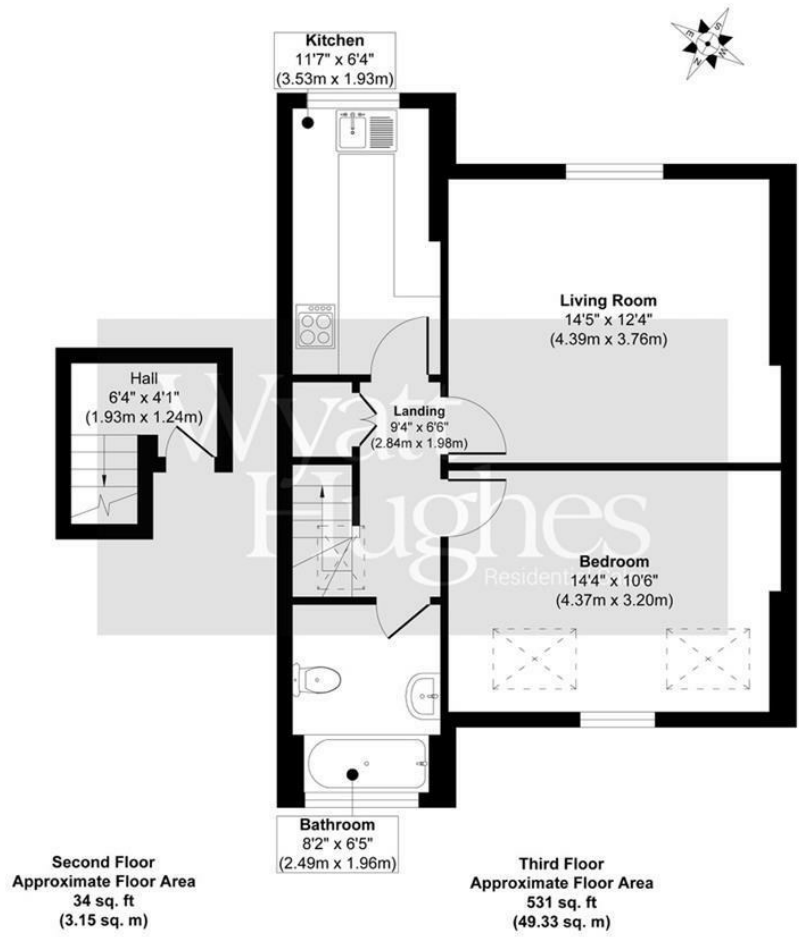
West Hill road is a short walk to the beach and the various shops located along St. Leonards seafront, including cafes and eateries, such as the Azur.

Furthermore West St. Leonards train station is a short distance away, offering transport back into Hastings or heading out to London Charing Cross or London Bridge.

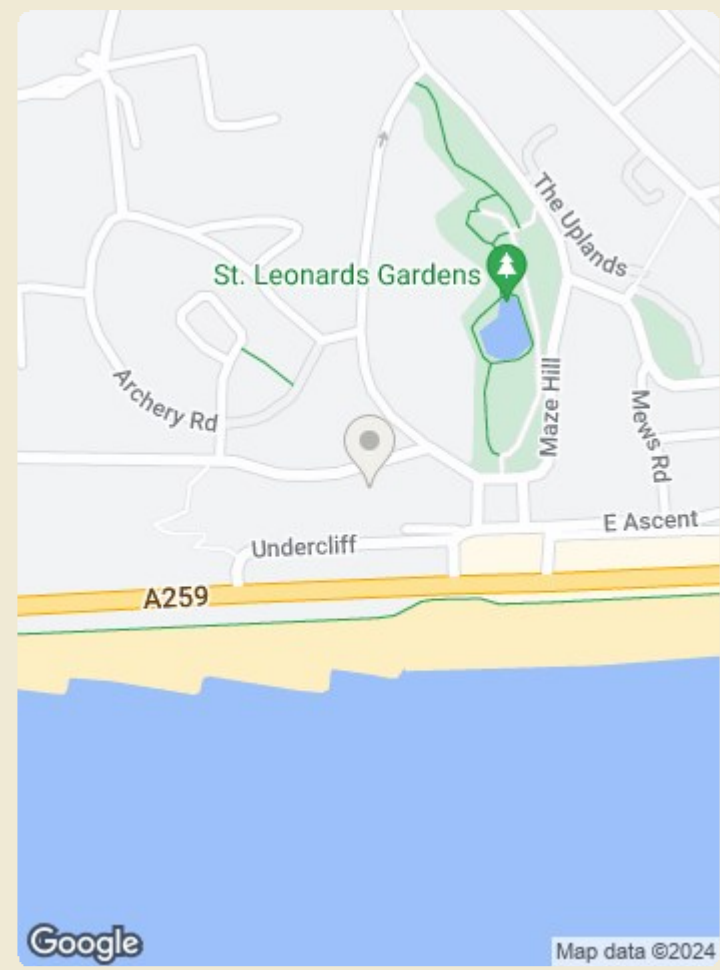
Book your showing today with Local Agent Wyatt Hughes.

- One Bedroom Home
- Tax Band A
- 117 Years On Lease
- £1,182.75 Service Charge Per Year
- Chain-Free
- Sea Views
- 565 sq ft
- £150 Ground Rent Per Year
- Newly Decorated
- EPC D





**Approx. Gross Internal Floor Area 565 sq. ft / 52.48 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>England &amp; Wales</b>
		<b>58</b>	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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