



**West Hill Road**

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

**£475,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Wake Up to Waves in this stunning two bedroom apartment in St.Leonards.

Imagine waking up to the sound of crashing waves and the endless expanse of the English Channel stretching before you. This captivating two-bedroom flat near St. Leonards seafront offers an unparalleled seaside escape, blending modern comfort with breathtaking ocean views.

Step inside your seaside sanctuary:

**Panoramic sea views:** Large South facing windows in all rooms take in the mesmerizing panorama of the ocean. Watch the sunrise paint the sky with vibrant hues or breathtaking sunsets and twinkling lights along the coast at night.

**Open-plan living:** The spacious living area seamlessly integrates the kitchen, breakfast bar and lounge, creating a perfect space for entertaining or relaxing while soaking in the captivating sea views.

**Modern kitchen:** Equipped with sleek appliances and ample countertop space, the kitchen inspires culinary creativity and casual dining with a view.

**Serene bedrooms:** Retreat to two tranquil double en-suite bedrooms, each offering ample fitted storage. The primary bedroom boasts its own en-suite bathroom, and separate bath tub, providing a luxurious haven after a day at the beach, the second boasts an en-suite shower room and WC.

**Outdoor space:** The 85 foot terrace offers ample seating areas and uninterrupted sea views along the coast to Beachy Head. Sit on your terrace in the sun or the shade of your own palm tree and watch the goings on.

Beyond the stunning interiors;

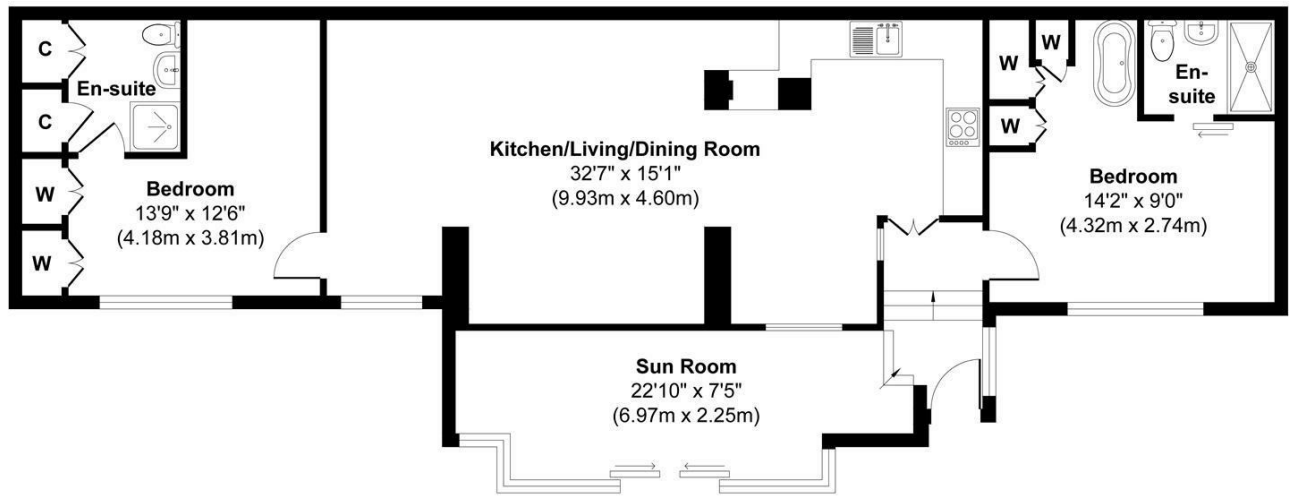
Being close to St.Leonards main hub, immerse yourself in the unique atmosphere of St. Leonards, known for its independent shops, cafes, art galleries, and vibrant cultural scene. Enjoy live music, browse the boutique stores or discover hidden gems in the charming streets.

**Well-connected:** Conveniently located near West St.Leonards Train Station which has links to London terminals

- EPC D
- SHARE OF FREEHOLD
- NEW 999 YEAR LEASE ON SALE
- £0 GROUND RENT
- COUNCIL TAX B
- 1066 SQUARE.FEET
- AS AND WHEN MAINTNERANCE
- SUPERB SEA VIEWS SHARE
- 85 FOOT OUTSIDE TERRACE
- BRICK BUILT SHED (with power/lighting)



West Hill Road



Floor Plan

**Approx. Gross Internal Floor Area 1066 sq. ft / 99.08 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>England &amp; Wales</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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