

Flat 2 53 West Hill Road, St Leonards-On-Sea, TN38 0NF

Offers In Excess Of £170,000 Leasehold

SEA VIEWS WITH LARGE PRIVATE BALCONY

Nestled on West Hill Road, this delightful two bedroom hall floor apartment offers a perfect blend of comfort and style. The property is neutrally decorated throughout, providing a blank canvas for you to personalise and make your own. The spacious accommodation is designed to maximise both light and space, creating a welcoming atmosphere. A standout feature of this apartment is the door leading from the living room to a lovely sunroom, where you can enjoy far-reaching sea views. Situated in a popular location, this property is conveniently close to local amenities, making it an excellent choice for those seeking a vibrant community. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home. This apartment is a wonderful opportunity for anyone looking to embrace coastal living in a well-appointed space. Don't miss the chance to make this charming property your own.








RUSH
WITT &
WILSON

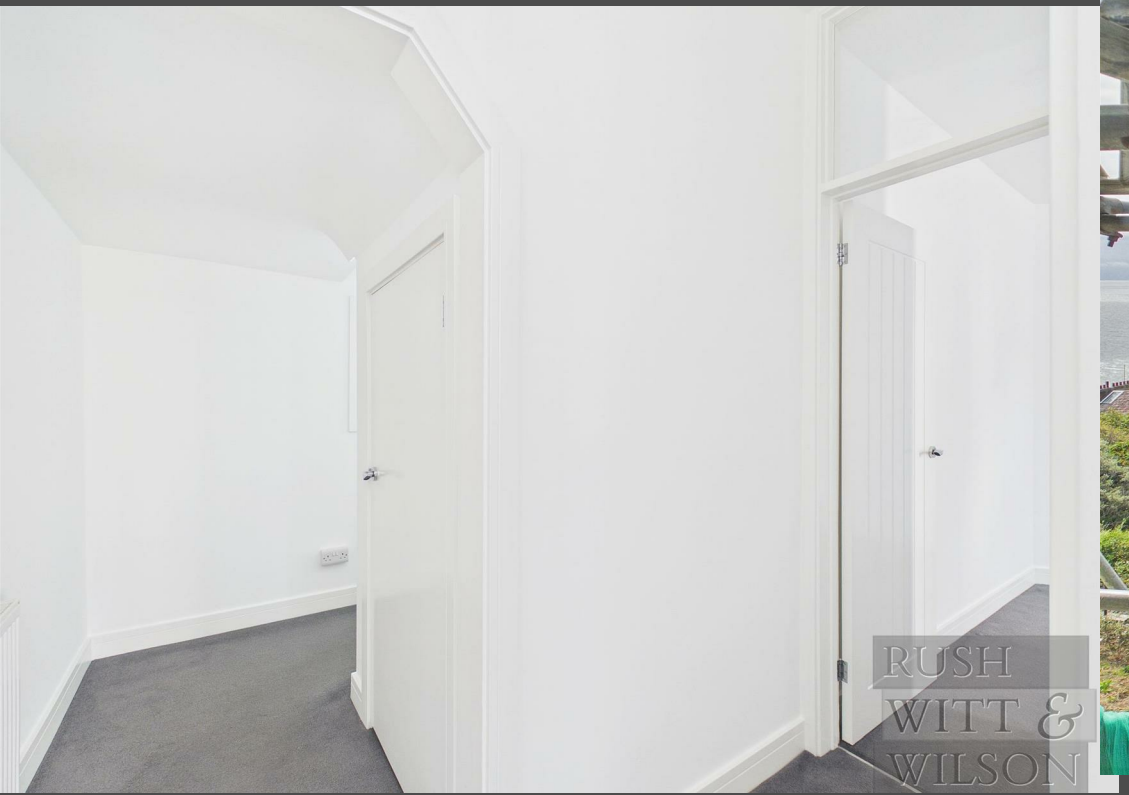

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

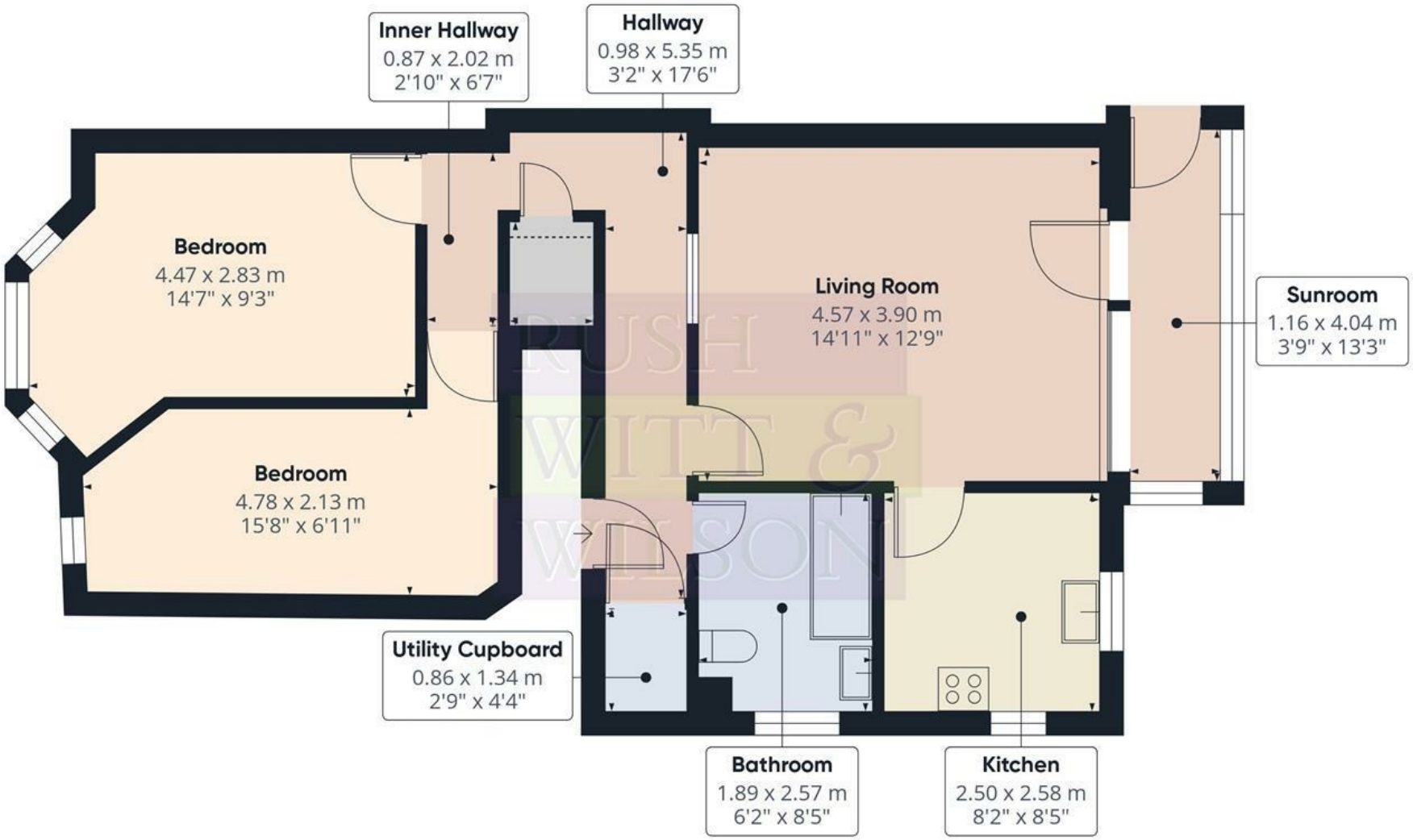

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON





RUSH WITT & WILSON

Approximate total area(1)

68.8 m²

741 ft²

Reduced headroom

1 m²

10 ft²

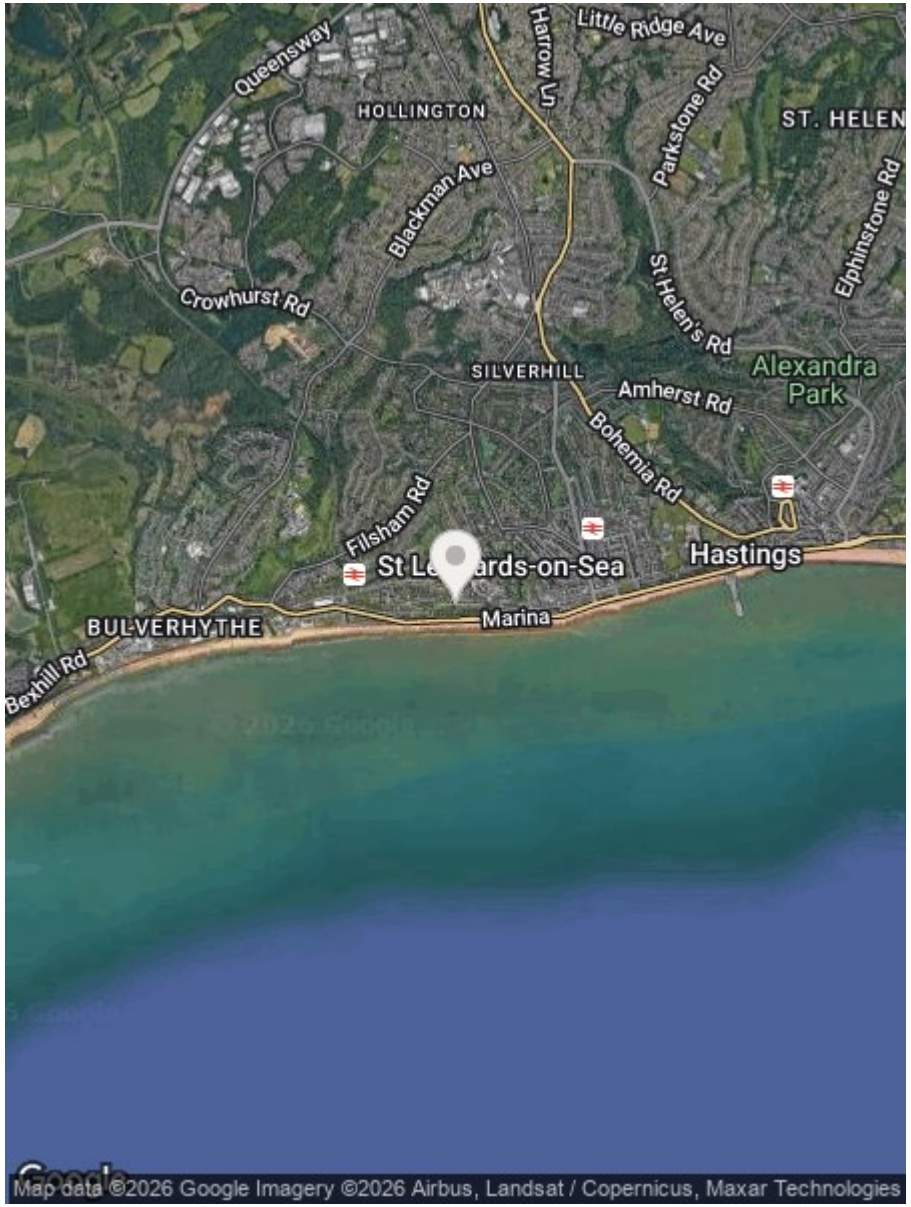
(1) Excluding balconies and terraces

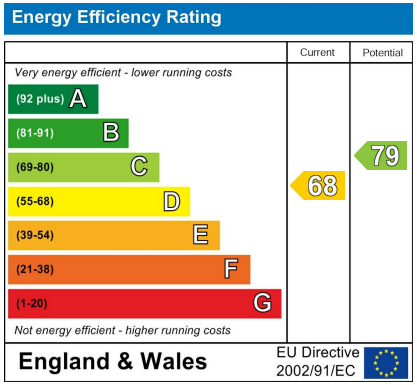
Reduced headroom

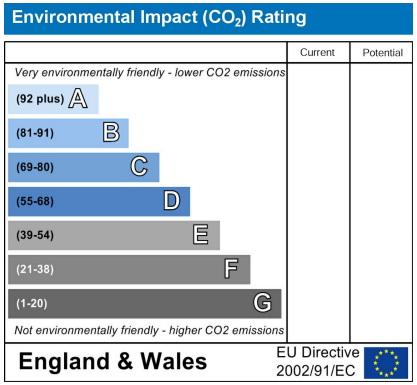
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band -TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk