

JOHN BRAY & SONS



Ground floor flat, 46 West Hill Road, St Leonards-On-Sea, TN38 0NE

£1,795 Per Calendar Month



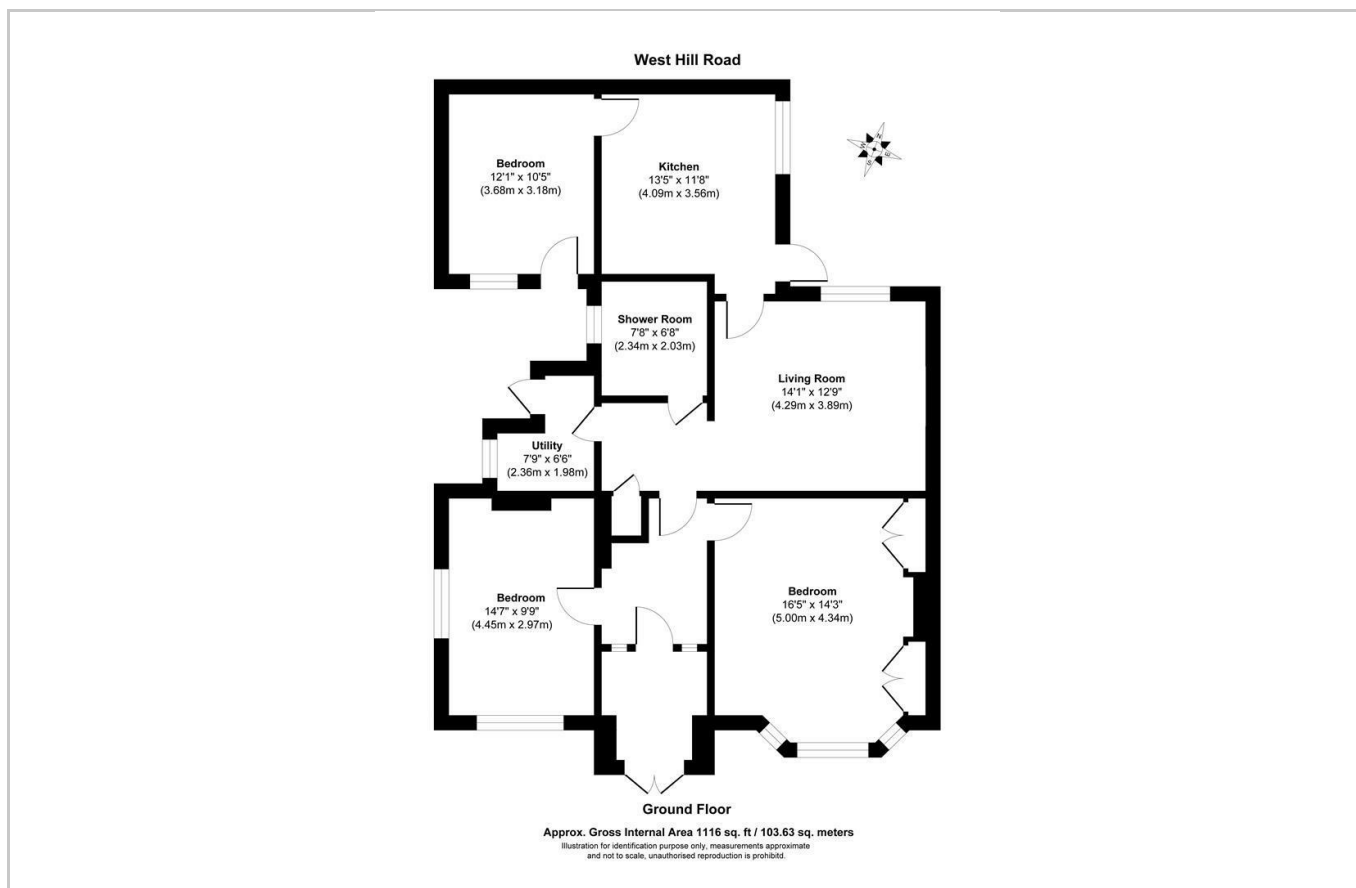
The property: Occupying the entire ground floor of an period building within West Hill Road, this exceptional three-bedroom apartment boasts its own private entrance and has been finished to an outstanding standard throughout. Combining timeless character with contemporary luxury, the property retains a wealth of original features, including the impressive front door and beautiful parquet flooring, while benefiting from high-quality modern finishes. The spacious accommodation includes a stylish, contemporary kitchen, a generous living room, and a private internal courtyard to the rear.

A particularly versatile feature is the third bedroom, which benefits from its own independent side entrance, making it ideal for a teenager, older relative or home office.

There is also the additional benefit of a separate utility room and a second cloakroom.

Externally, the property enjoys both front and rear outdoor spaces, together with the rare advantage of two off-road parking spaces.

The location: West Hill Road is one of the most distinctive and historically significant roads in St Leonards-on-Sea, East Sussex. Running along the clifftop above the seafront between central St Leonards and West St Leonards. Walking distance to the sea front promenade, offering pleasant walks to Hastings Old Town and Bexhill on Sea. It is also a short distance to West St Leonards Train Station offering direct routes to London.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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