

West Hill Road, St Leonards, TN38 0NA

This well-presented two-bedroom flat is in the highly sought-after area of West St Leonards, perfectly positioned within easy walking distance of local shops, cafes, and other amenities, as well as the scenic seafront promenade.

Inside, the property comprises a generously sized living room, featuring large windows that provide impressive sea views. The fitted kitchen is well-designed, offering a good range of storage cupboards and ample worktop space. There are two bedrooms, each offering and a modern fitted bathroom with a shower over the bath.

Further benefits include gas central heating and on-street parking for convenience along with a sought-after location, bright and airy rooms, and charming sea views

Please note:

An annual household income of £32,250 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 Months with a 6 Month break-clause. Available early September 2025



















Living Room

14'4" x 11'8" (4.37m x 3.58m)

Kitchen

7'10" x 7'8" (2.41m x 2.36m)

Bedroom One

12'8" x 10'7" (3.88m x 3.24m)

Bedroom Two

10'7" x 7'0" (3.24m x 2.14m)

Bathroom

7'10" x 4'10" (2.41m x 1.48m)

Council Tax Band A £1,702.76 Per Annum







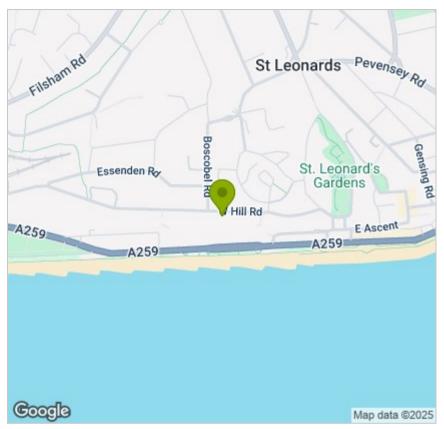
Floor Plan Area Map



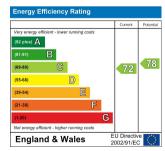
Viewing

Please contact us on 01424 446644

if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.