

OAKFIELD

West Hill Road, St Leonards, TN38 0NA

Asking Price £170,000

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Located in the highly desirable West Hill area of St Leonards-on-Sea, this spacious two-bedroom second-floor flat offers an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a prime coastal location. Filled with natural light throughout, the apartment enjoys a bright and welcoming atmosphere, with well-proportioned rooms that create a comfortable and practical living space.

The property benefits from two generously sized bedrooms, providing flexible accommodation for families, professionals working from home, or those requiring a guest room. The living accommodation is light and airy, with large windows allowing sunlight to flood the interior, enhancing the sense of space and creating an inviting environment to relax or entertain.

Positioned just a short stroll from the beautiful St Leonards seafront, residents can enjoy easy access to the promenade, beach and a fantastic selection of independent cafés, restaurants and local shops. The vibrant heart of St Leonards is within walking distance, offering a thriving community atmosphere alongside excellent transport links, making it ideal for commuters and those looking to enjoy everything the area has to offer.

Combining generous living accommodation, excellent natural light and an enviable location close to the coast, this property presents a fantastic opportunity to secure a home in one of St Leonards-on-Sea's most sought-after locations. Whether you're searching for a permanent residence, a weekend retreat or a buy-to-let investment, this bright and well-located apartment offers the perfect balance of lifestyle, convenience and long-term potential.

























Living Room
14'10" x 8'6" (4.52m x 2.59m)

Kitchen
9'8" x 7'1" (2.95m x 2.16m)

Bedroom One
12'2" x 10'2" (3.71m x 3.10m)

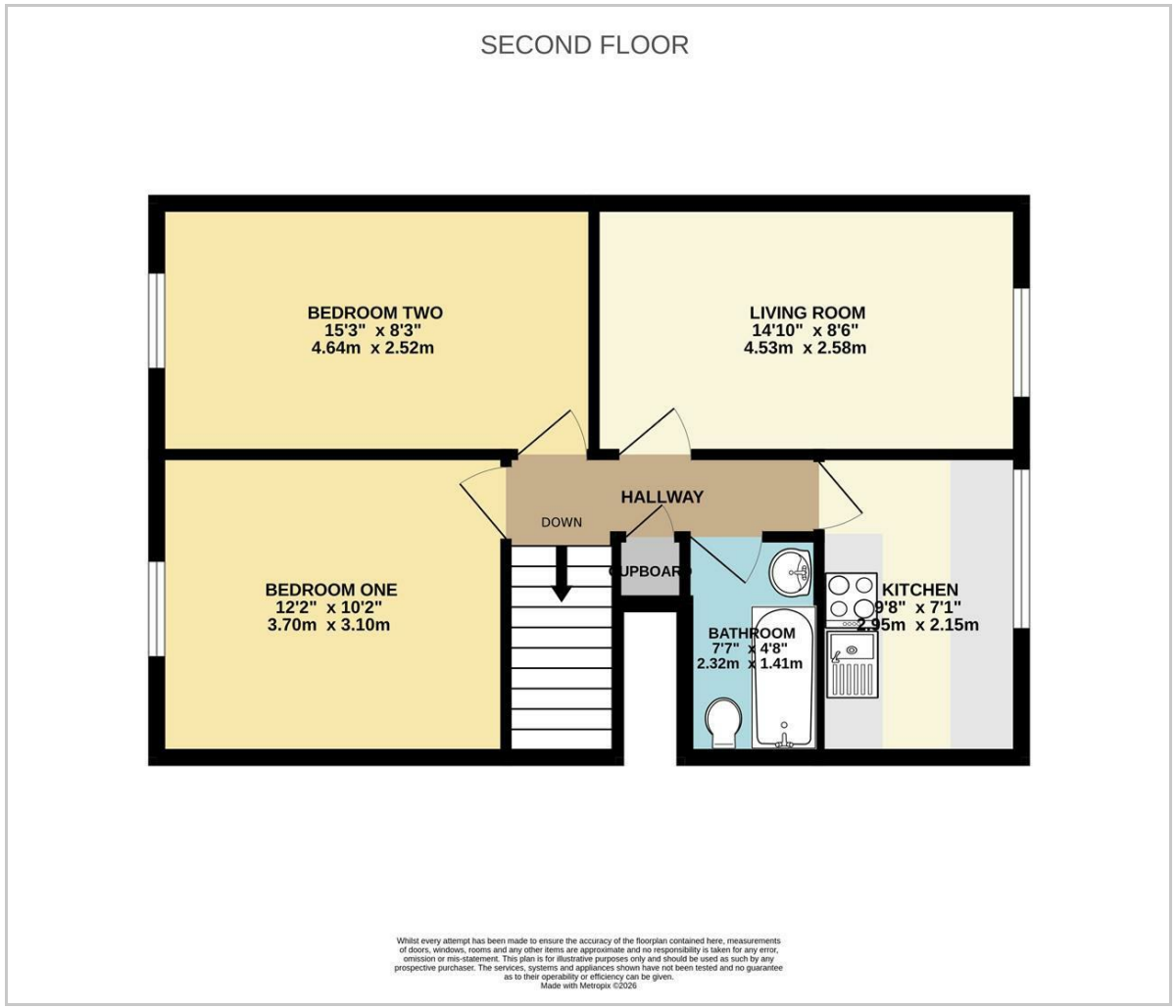
Bedroom Two
15'3" x 8'3" (4.65m x 2.51m)

Bathroom
7'7" x 4'8" (2.31m x 1.42m)

Council Tax Band A - £1,784.39 Per Annum

Lease Information
The seller advises that the property is offered as leasehold and has approximately 993 years remaining on the lease. The service charge is pay as and when, with no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

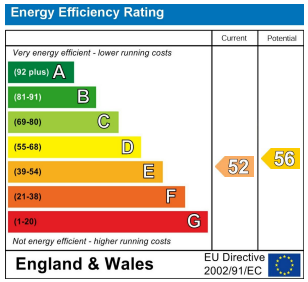
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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.

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