



**PATRICK  
OLIVER**  
Estate Agents



19 West Hill Road, St. Leonards-On-Sea, TN38 0NA  
Offers In The Region Of £410,000



Patrick Oliver Estate Agents are delighted to bring to the market this prestigious south facing penthouse apartment with its own private roof terrace and panoramic sea views. Located in one of the most upmarket areas of St Leonards on Sea, the vantage point from this stunning property, gives a rare and captivating view of St Leonards, Hastings, and all along the south coast.

Boasting a bay window living room with a niche wood burner; bespoke fitted kitchen with direct access to the incredible terrace; three double bedrooms with character fireplaces and cornices; bathroom with separate shower and roll top bath; an office with an inspiring outlook; ample storage; a well maintained building; and long lease; this apartment generates an elevated feeling above the town and has internal decor which further enhances the overall quality and character.



- BREATHTAKING VIEWS
- THREE DOUBLE BEDROOMS
- LUXURY BATHROOM
- 123 YEAR LEASE

St Leonards on Sea stands out as one of the main hotspots where people are drawn to along the south coast. The area now boasts a wealth of restaurants and eateries to choose from on its doorstep; the ever popular St Leonards trendy bar and Graze restaurant are among a handful to mention of many locally; and the Kino Eye cinema has regular showings of arthouse and current films. Not forgetting the practicalities of an excellent large Co-Op; grocery store; bakers; and various other delicatessen produce available in the nearby shops and cafes.

The seafront and marina have developed into a thriving area of cafes, restaurants, and creative shops. There are three coffee shops; four restaurants; and one bar; all just a stone's throw away from the apartment. A short distance is the centre of St Leonards with a trendy vibe rapidly emerging, as antiques, art, and fashion, descend from further afield. With regular live music and popular events held, these bring a strong sense of community as more people flock to the seaside to appreciate the local architecture and proximity to the coast.

The location of this flat is ideal for locals and commuters and visitors, with two nearby train stations offering direct train services to: London’s Charing Cross in approximately an hour and a half, and Brighton or Ashford within one hour; as well as easy access to the A21 and A259.

The accommodation comprises:

Main Building which was rendered and painted in timeless grey in 2015; with unique lion fronted entrance and stairs ascending to the grand Victorian main door. Intercom system to each of the high quality apartments (total of 3). Exceptionally well maintained hall with communal storage area. Stairs leading to the second floor:

Landing Area with space for a bike and shoe cupboard. Front door entrance into the property:

**Hall** 22'7" x 5'9" (6.89 x 1.76)

- ELEVATED POSITION
- BAY WINDOW LIVING ROOM
- CHAIN FREE

Enter into the apartment and immediately one is treated to the breath taking views across the tops of James Burton's master piece town; St Leonards on Sea. A wide and bright main hallway with traditional triple column radiator; light wood laminate flooring; and detailed cornicing. Large storage cupboard and intercom phone.

**Office Area** 6'7" x 5'0" (2.02 x 1.54)  
By far one of the most sought after views on the south coast, this cosy cubby area works superbly well as an office. Anyone looking for inspiration, this be the place! Double glazed sash window with far reaching views along the coast and across the town. Cornicing & pendant light fitting; two chrome power sockets; broadband; chrome light switch.

**Kitchen** 14'11" x 6'7" (4.55 x 2.02)  
Well built kitchen with a good range of base units, including a full height pantry cupboard; 50/50 fridge freezer; drawers; electric oven and gas hob; dish washer; and washing machine/dryer. Wall units and extractor fan; stainless steel 1.5 bowl sink; oak wood worktop. Two chrome double sockets; chrome light switch; rose and pendant; terracotta tile effect flooring. Double aspect double glazed windows with white shutters to one. Room for a table and chairs. Double french doors leading out to the private roof terrace.

**Roof Terrace**  
In a prominent position set back from the main road and elevated from the sea front on West Hill Road, gives this roof terrace unlimited ever-changing views both south facing across the English Channel; and East along miles of seamless Victorian and contemporary architecture, as far afield as Hasting Old Town and its Country Park. Wooden decking with black railing surround.

**Living Room** 16'8" x 12'9" (5.10 x 3.89)  
Directly south facing, a large living room with bay window giving views along to the West taking in Bexhill, Eastbourne, and Beachy Head. To the south one enjoys uninterrupted sea and sky scapes, while to the East is the beautiful stretch of St Leonards

- LARGE ROOF TERRACE
- CONTEMPORARY KITCHEN
- FURNISHINGS BY NEGOTIATION

and Hastings seafront. Benefiting from a wood burner set into distressed brick hearth; double glazed sash windows; and wood laminate flooring. Detailed rose cornicing and pendant; traditional triple column radiator; three chrome sockets; and chrome light switch.

**Main Bedroom** 14'2" x 9'11" (4.33 x 3.03)  
With a direct view out to sea, this is a master bedroom with a difference. Character Victorian fireplace feature; double glazed sash window; traditional column radiator; detailed cornicing; two chrome sockets; chrome light switch.

**Bedroom Two** 14'8" x 11'4" (4.49 x 3.47)  
Accessed via a useful hallway with hanging space for coats, etc; a splendid double bedroom with Victorian open fireplace and wood painted white mantle surround. Double glazed sash window with shutters; traditional column radiator; two chrome sockets; chrome light switch. Wood laminate flooring.

**Bedroom Three** 11'6" x 8'11" (3.51 x 2.74)  
A good sized third bedroom with twin double glazed windows facing west and offering a glimpse of the sea. Corniced detail; pendant; traditional column radiator; two chrome sockets; chrome light switch. Wood laminate flooring.

**Bathroom** 13'4" x 7'10" (4.08 x 2.41)  
A generous sized bathroom with a quadrant shower enclosure; roll top bath tub; Victorian ceramic sink; built in twin storage cupboards; marble effect tile flooring; partial panelled walls; chrome towel heater; double glazed window with shutters.

EPC C  
Fixtures; fittings; and furnishings; could be sold by separate negotiation.  
Length of Lease 123 years  
Service Charge £655.00 biannually.  
Ground Rent £200.00  
Maintenance - Windows are regularly cleaned and there is a weekly communal cleaner.









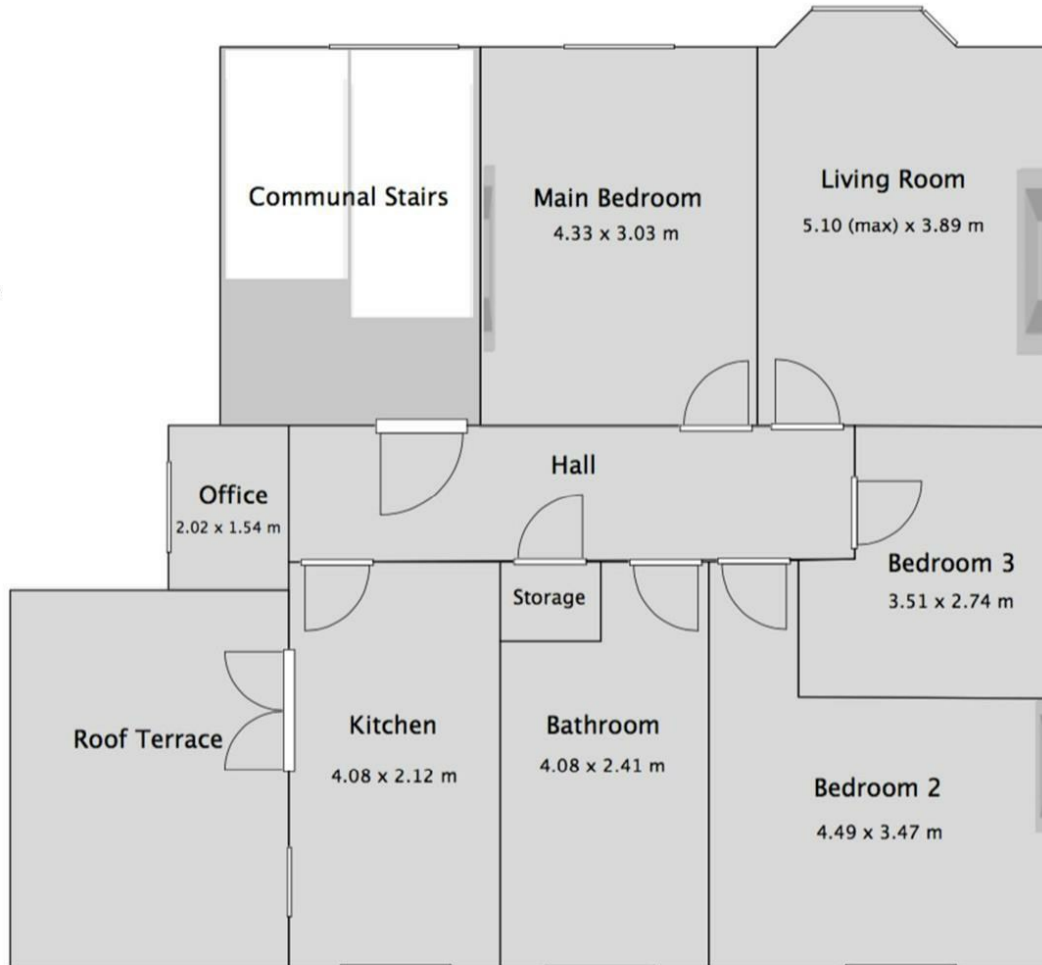




## Floor Plan

West Hill Road, St Leonards on Sea

Total Size = 98 sq m / 1055 sq ft



Whilst every effort has been taken to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Made with Sweet Home 3D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70 78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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01424 390100

gpatrick@patrick-oliver.co.uk

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31 West Hill Road

St Leonards on Sea

East Sussex

TN38 0NA

