



## Aethalia, 107-109 West Hill Road, St. Leonards-On-Sea, TN38 0NF

A STUNNING TWO DOUBLE BEDROOM COASTAL APARTMENT FORMING PART OF AN ORIGINAL MEWS STABLE BLOCK AND IDEALLY SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF WEST ST LEONARDS TRAIN STATION CONNECTING TO LONDON AS WELL AS THE BEAUTIFUL ST LEONARDS GARDENS, THE BEACH & PROMENADE WITHIN JUST 500 YARDS.

This contemporary home enjoys an elevated and commanding position with 180 degree south facing views over St Leonards, the English Channel and along the coast to Beachy Head in Eastbourne. The versatile open plan living accommodation benefits from south facing sea views to all rooms and includes a 32'7 wide living room/kitchen with integrated appliances to the kitchen. There is also a 22'9 x 8'4 dining/garden room which again enjoys extensive views over the sea and the two bedrooms are approximately 195sq ft each and include fitted wardrobes and en-suite shower rooms with the main bedroom also enjoying a stand alone bath.

The 80ft wide rear courtyard gardens are a particular feature of the property with direct southerly views over St Leonards and the sea with coastal views over Bexhill towards Beachy Head. There are several seating & patio areas as well as a garden store/studio and to the front there is a residents parking space. Further benefits include gas fired central heating, double glazing and the apartment also comes with a new 999 year Lease, 1/8th Share of the Freehold and the service charges are on an as and when basis. Viewing is considered essential to appreciate this wonderful coastal apartment and is strictly by appointment via Charles & Co.

Price £395,000

# Aethalia, 107-109 West Hill Road, St. Leonards-On-Sea, TN38 0NF



- Stunning Contemporary Apartment
- Walking Distance to Train Station
- Two South Facing Double Bedrooms
- New 999 Year Lease & Share Of Freehold
- Outstanding Sea & Coastal Views
- South Facing 80ft Rear Gardens
- Two En-Suite Shower Rooms/W.C
- Favoured West St Leonards Area
- 32'7 Living Room/Fitted Kitchen
- Residents Parking to the Front

## Entrance Hallway

## Dining/Garden Room

22'9 x 8'4 (6.93m x 2.54m)

## Kitchen

14'6 x 13'8 (4.42m x 4.17m)

## Living Room

16'6 x 13'8 (5.03m x 4.17m)

## Bedroom One

14'2 x 14'2 (4.32m x 4.32m)

## En-Suite Shower Room

6'5 x 4'9 (1.96m x 1.45m)

## Bedroom Two

14'10 x 13'8 (4.52m x 4.17m)

## En-Suite Shower Room

7'9 x 6'10 (2.36m x 2.08m)

## Outside

## Parking

## Rear Courtyard Garden

80'0 (24.38m)

## Garden Store/Studio

8'0 x 6'0 (2.44m x 1.83m)





# Floor Plan

GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items 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. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.  
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Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	