

**RUSH
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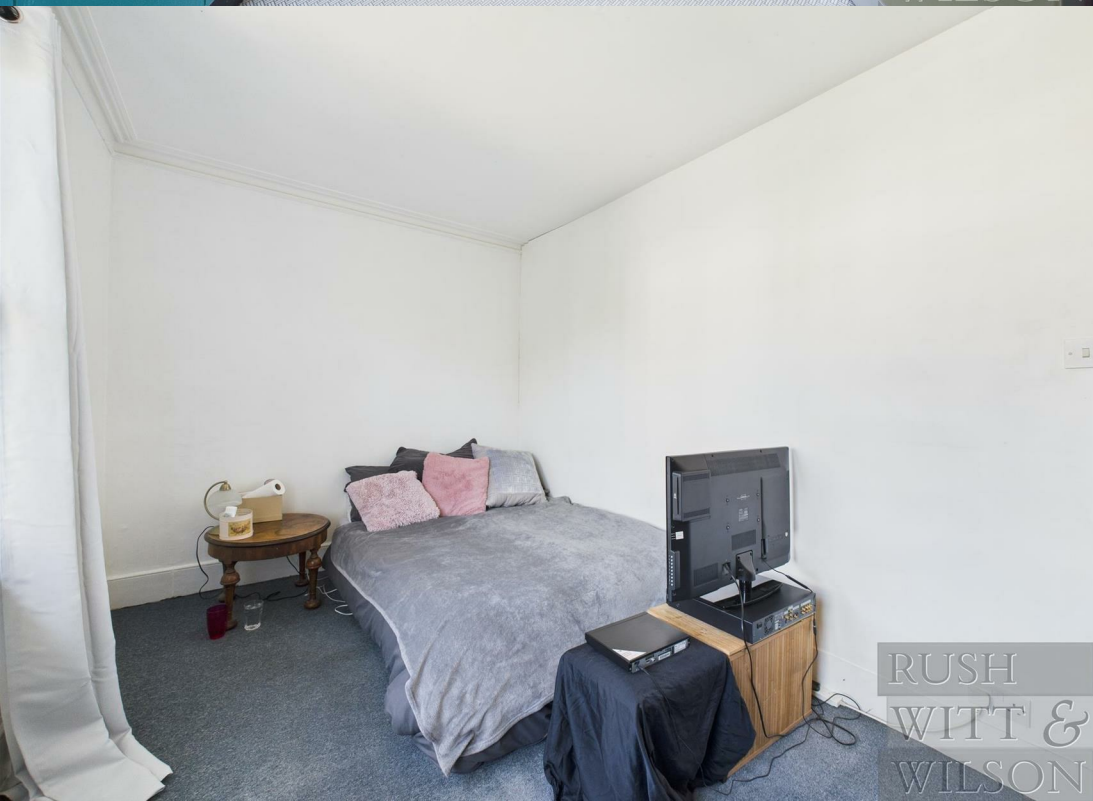


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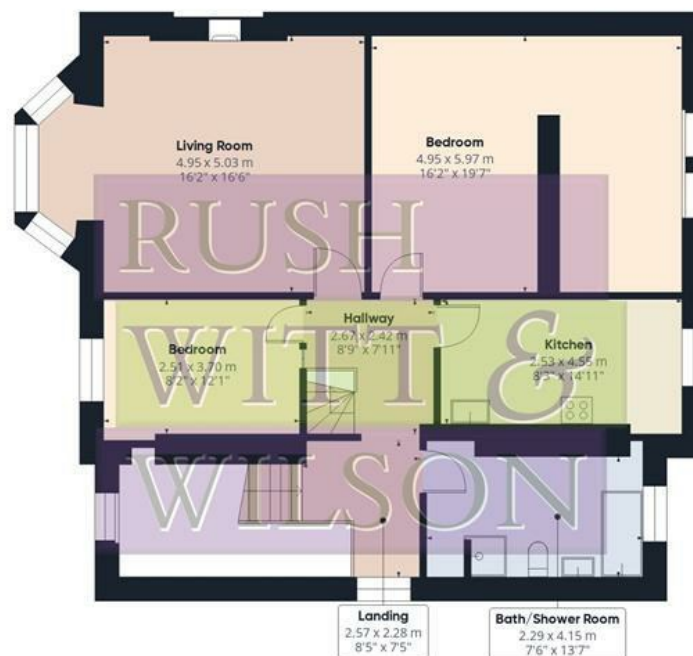
**Flat D, 10 The Mount, St. Leonards-On-Sea, East Sussex TN38 0HR
£500,000**

Nestled in the charming area of The Mount, St. Leonards-On-Sea, this splendid five-bedroom maisonette offers a unique blend of historical elegance and modern comfort. Spanning an impressive 1,470 square feet, the property was originally built by the renowned architect Decimus Burton in the 1830's, known for his exquisite designs that stand the test of time. As you step inside, you are greeted by the warmth of an original Victorian fireplace, which serves as a stunning focal point in the living space. The character of the home is beautifully complemented by its spacious layout, providing ample room for both relaxation and entertaining. With a well-appointed bathroom, the property ensures convenience for families or guests alike. One of the standout features of this residence is the breath taking sea views that can be enjoyed from various vantage points within the home. Imagine waking up to the gentle sound of waves and the sight of the sparkling sea, creating a serene atmosphere that enhances the overall living experience. With its prime location and distinctive architectural features, this residence is a rare find in the desirable St. Leonards-On-Sea area. Whether you are looking to settle down or invest in a remarkable property, this home promises to be a delightful choice.









Floor 0



Floor 1

Approximate total area⁽¹⁾

136.6 m²

1470 ft²

Reduced headroom

3.3 m²

35 ft²

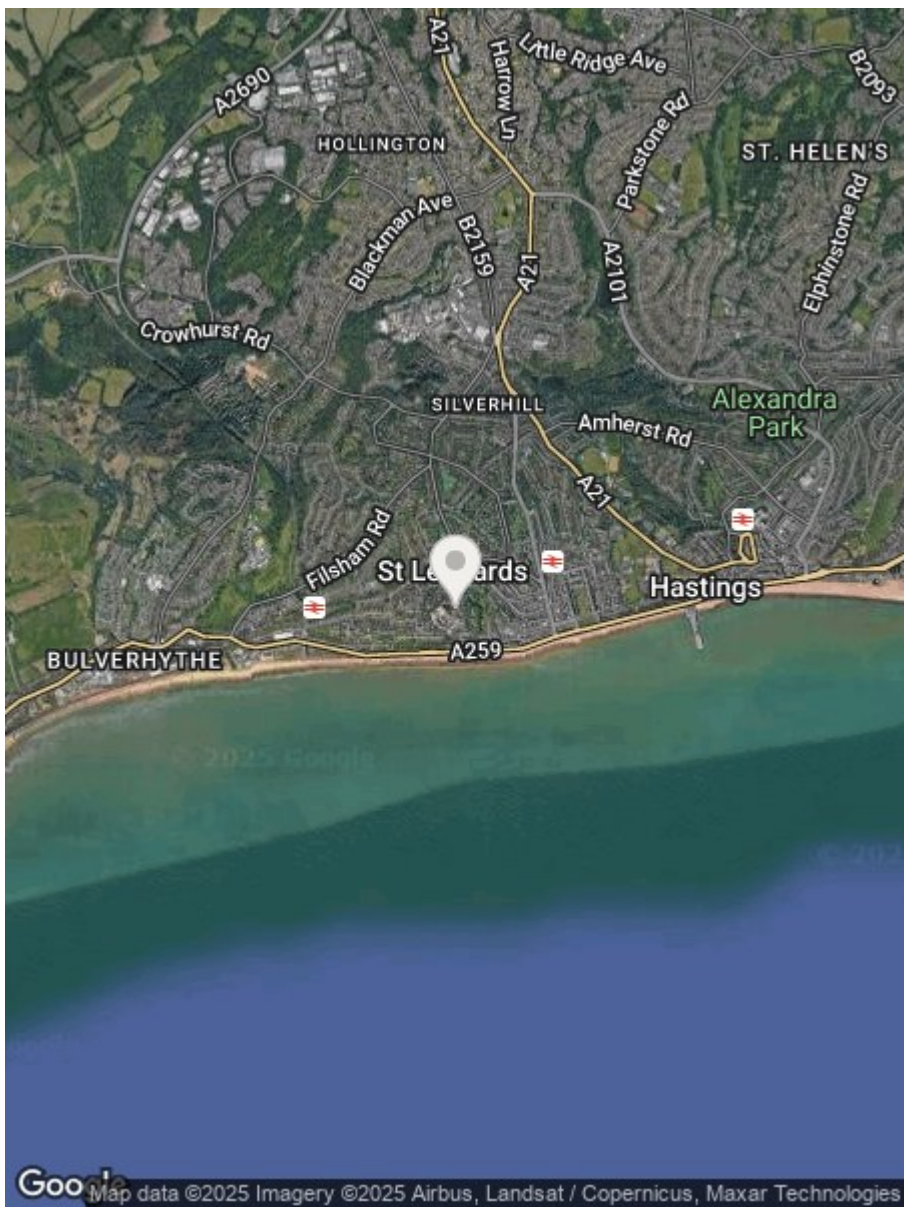
(1) Excluding balconies and terraces


Reduced headroom


Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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