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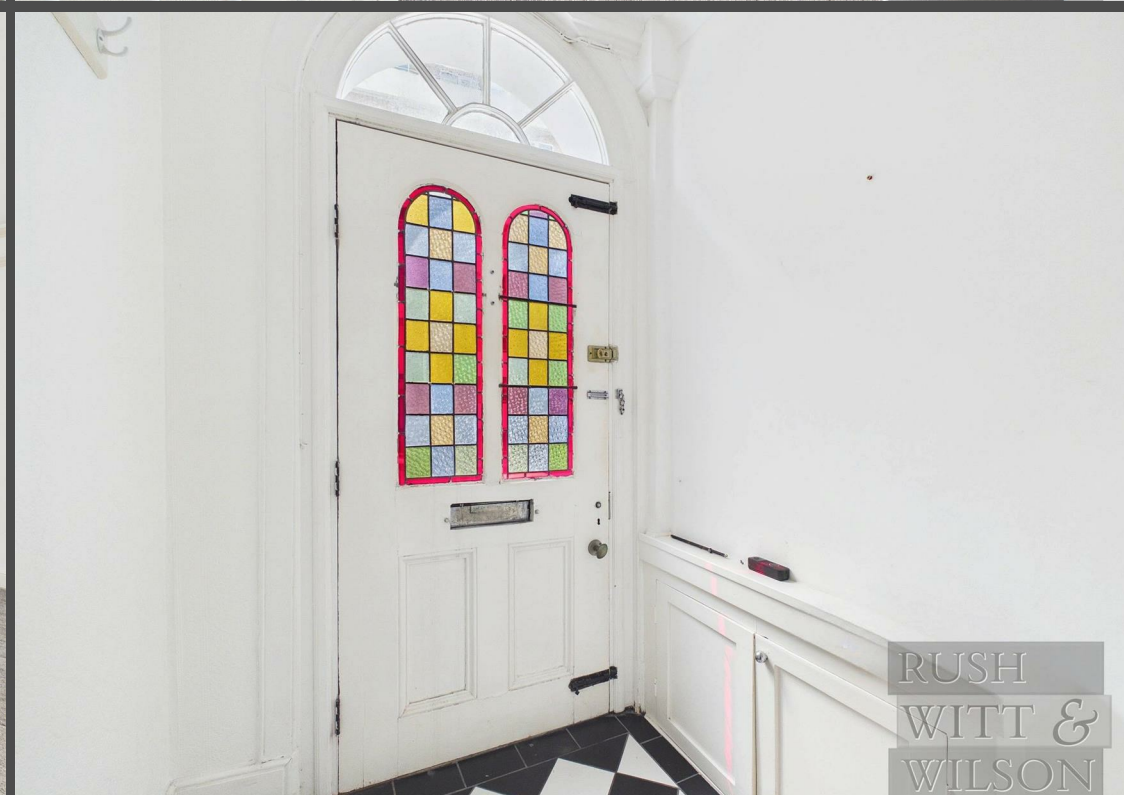
**16 East Ascent, St. Leonards-On-Sea, TN38 0DS**  
**£290,000 Share of Freehold**

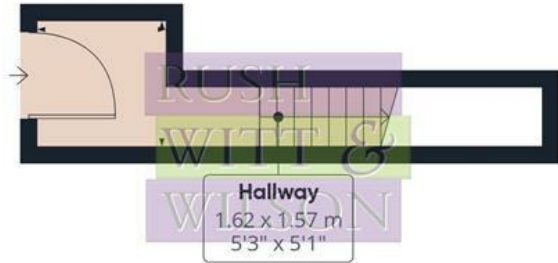
**\*\*\*CHAIN FREE\*\*\* A beautifully presented Grade II Listed maisonette set within this highly sought-after position in the heart of St Leonards, offered for sale with a 50% share of the freehold and a long lease in excess of 960 years. Ideally positioned within walking distance of the seafront, local cafes, independent shops and excellent amenities, the property perfectly combines character, convenience and coastal living.**

**The accommodation is arranged over two floors and is accessed via its own private entrance door with stairs rising to the first floor. Here you will find a modern fitted kitchen, a fitted bathroom suite, a bright and spacious living room, together with a well-proportioned bedroom. Stairs then rise to the impressive main bedroom which enjoys a double aspect along with views stretching towards the sea, creating a light and airy feel throughout. Situated within one of St Leonards' most popular locations, this charming home would make an ideal first-time purchase, seaside retreat or investment opportunity.**









Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

79.3 m<sup>2</sup>

853 ft<sup>2</sup>

Reduced headroom

4.4 m<sup>2</sup>

47 ft<sup>2</sup>

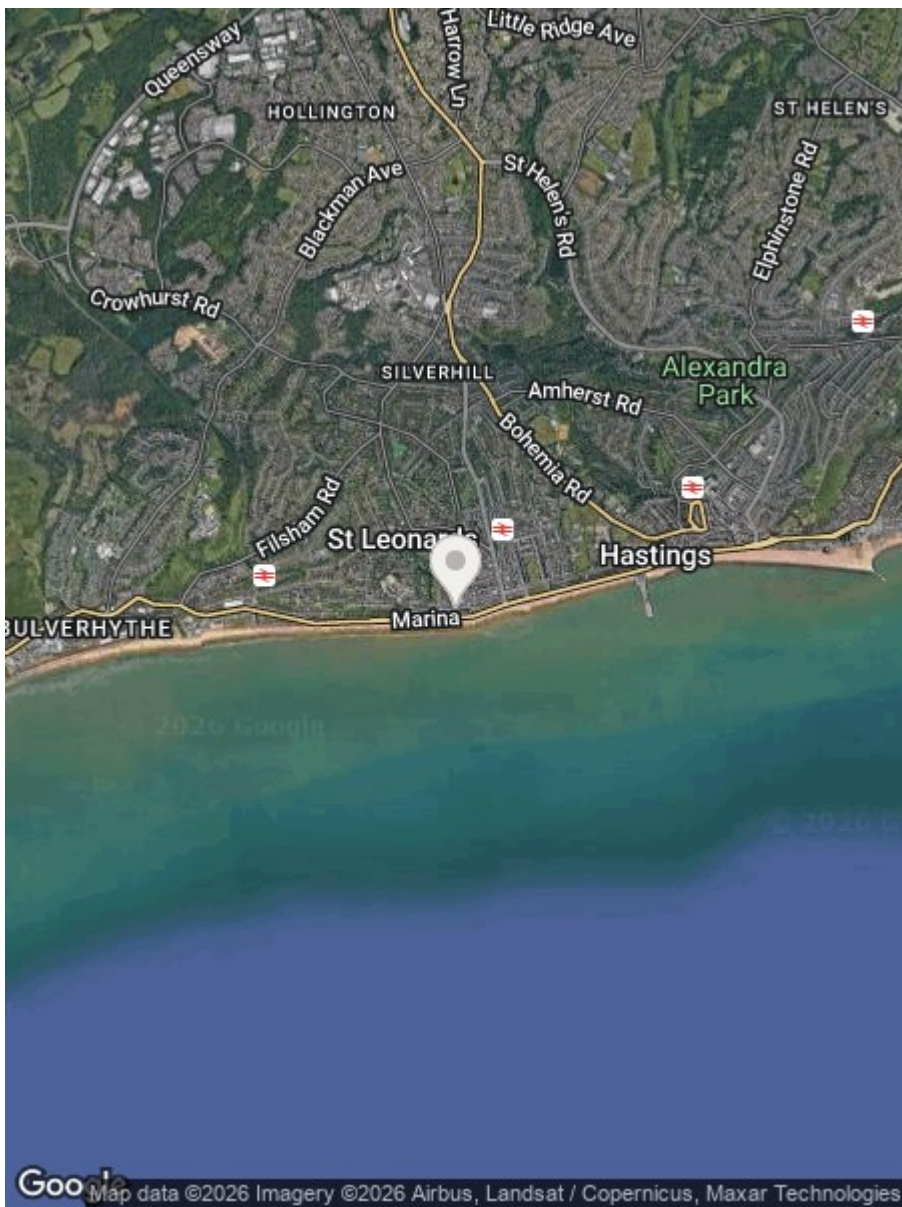
(1) Excluding balconies and terraces

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.

GIRAFFE360



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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