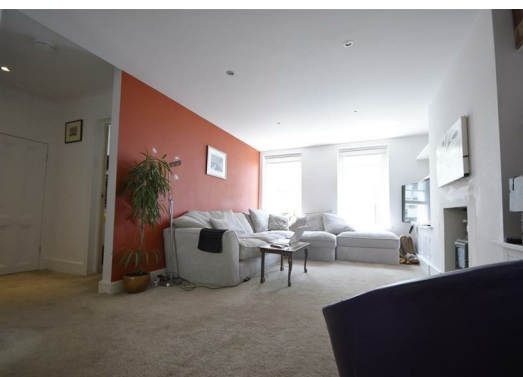


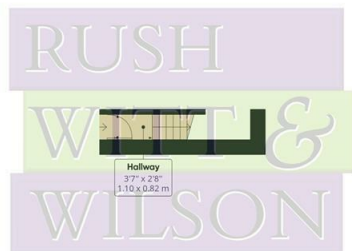


1st & 2nd Floor Maisonette, 13 East Ascent, St. Leonards-On-Sea, TN38 0DS

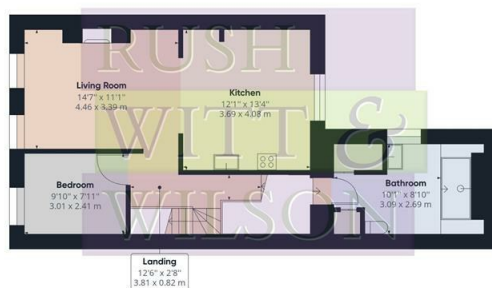
Offers In Excess Of £275,000 Share of Freehold

Nestled in the charming area of East Ascent, St. Leonards-On-Sea, this delightful period maisonette forms part of this Grade II Listed building that offers a wonderful opportunity for those seeking a new home. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families looking for a comfortable living space. Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the maisonette is thoughtfully designed to maximise space and light, creating a pleasant environment throughout. The property features a well-appointed bathroom, ensuring convenience and comfort for its residents. The period character of the maisonette adds a unique charm, with features that reflect its history and style. One of the standout aspects of this property is that it is chain-free, allowing for a smoother and more straightforward purchasing process. This is particularly appealing for buyers looking to move in quickly without the complications often associated with property chains. St. Leonards-On-Sea is known for its vibrant community and proximity to the stunning coastline, making it an excellent choice for those who appreciate both the tranquillity of seaside living and the convenience of local amenities. With its blend of character, comfort, and location, this maisonette is a fantastic opportunity not to be missed.

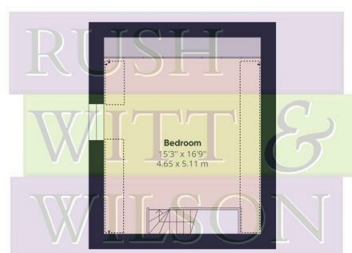




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
924.68 ft²
85.91 m²

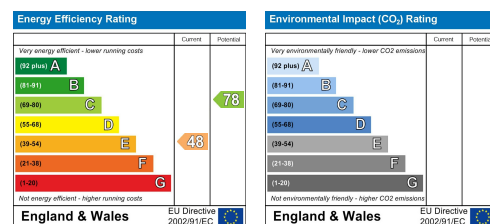
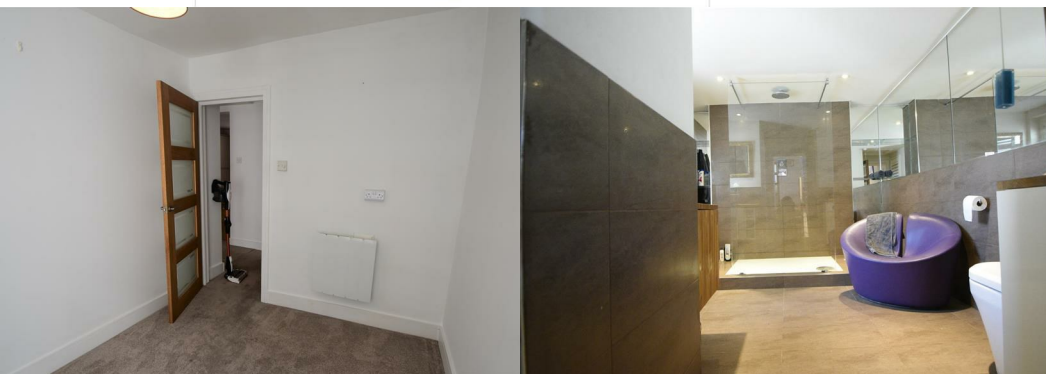
Reduced headroom
57.11 ft²
5.31 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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:

1. 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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3. 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.
4. VAT: The VAT position relating to the property may change without notice.
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