

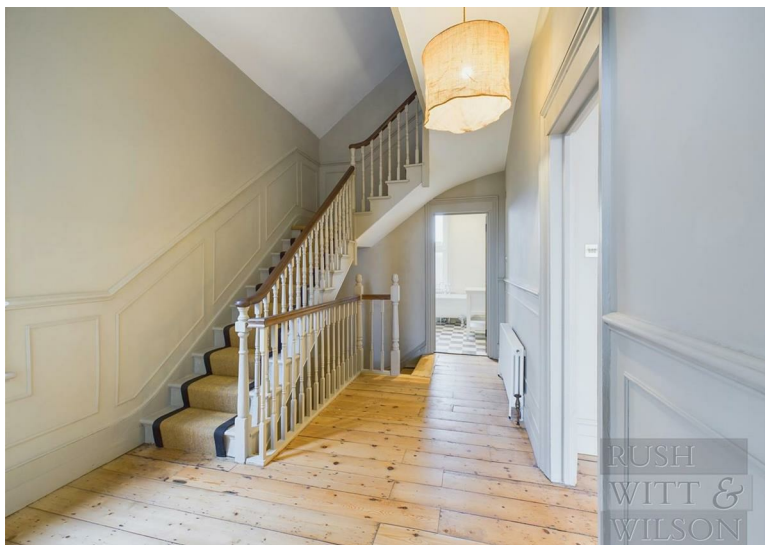
**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**Penthouse 3 St. Pauls Place, St. Leonards-On-Sea, TN37 6HG  
Offers In Excess Of £375,000**

Nestled in the desirable St. Pauls Place, St. Leonards-On-Sea, this remarkable three-bedroomed maisonette presents a rare opportunity for discerning buyers. With breathtaking sea views and a private balcony, this property is a true gem. Situated within a charming period building, the maisonette occupies the top two floors and has been meticulously renovated to an exceptional standard. Upon entering, you are welcomed by a spacious hallway that leads to a generous landing. The impressive lounge boasts sensational views, creating a perfect setting for relaxation and entertainment. Adjoining the lounge is a beautifully presented modern eat-in kitchen, ideal for culinary enthusiasts. This floor also features a well-appointed bedroom and a luxury bathroom suite, all enhanced by high ceilings that add to the sense of space and light. Ascending to the upper floor, you will find two double bedrooms, with the master bedroom offering direct access to a private south-facing balcony. This outdoor space is perfect for enjoying the stunning vistas over St Leonards' rooftops and the sparkling sea beyond. Offered to the market chain-free, this property is conveniently located within easy reach of the seafront and the vibrant amenities of central St Leonards, including boutique shops, bars, and restaurants. Viewing this exceptional maisonette is essential for anyone seeking a quality home by the sea, where comfort and style meet breathtaking natural beauty. Don't miss the chance to make this stunning property your own.













Floor 0



Floor 1



Floor 2

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

1285.21 ft<sup>2</sup>

119.4 m<sup>2</sup>

**Balconies and terraces**

40.9 ft<sup>2</sup>

3.8 m<sup>2</sup>

**Reduced headroom**

75.32 ft<sup>2</sup>

7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

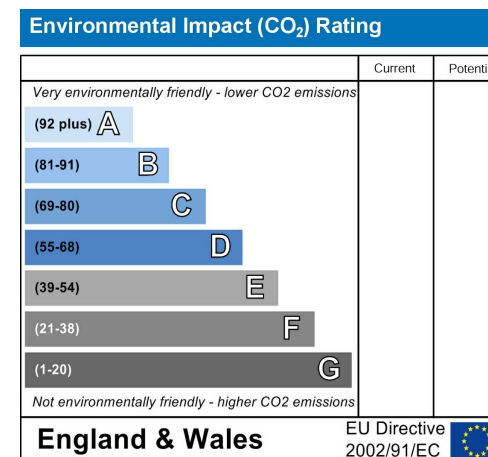
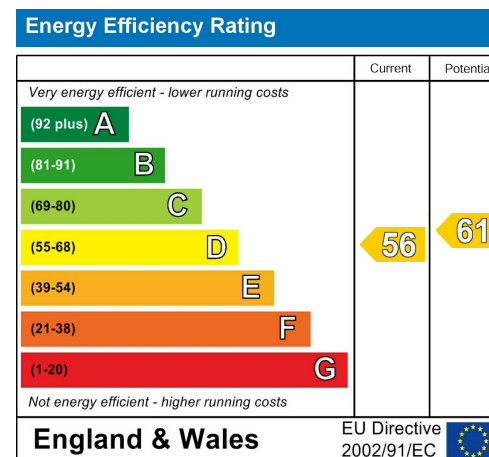
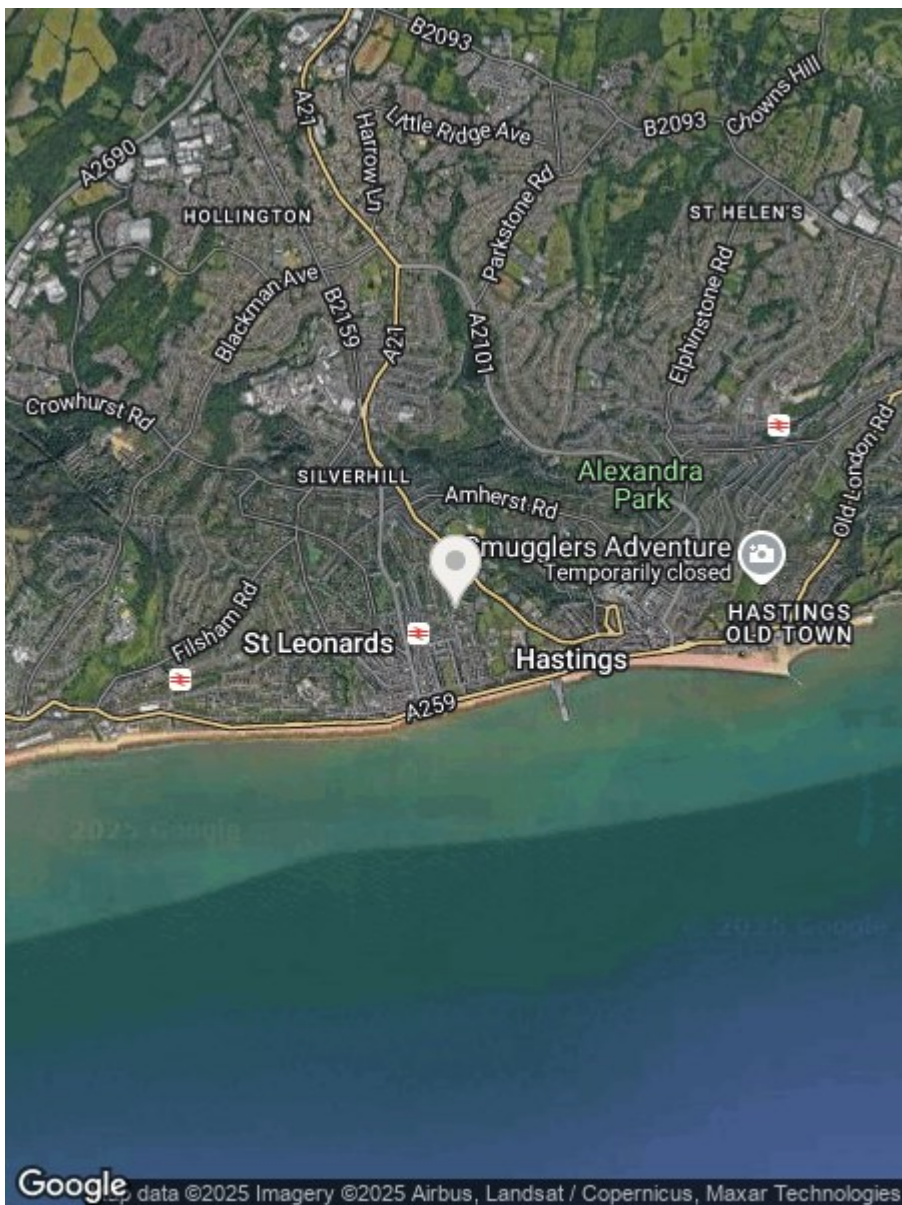
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**