

**RUSH
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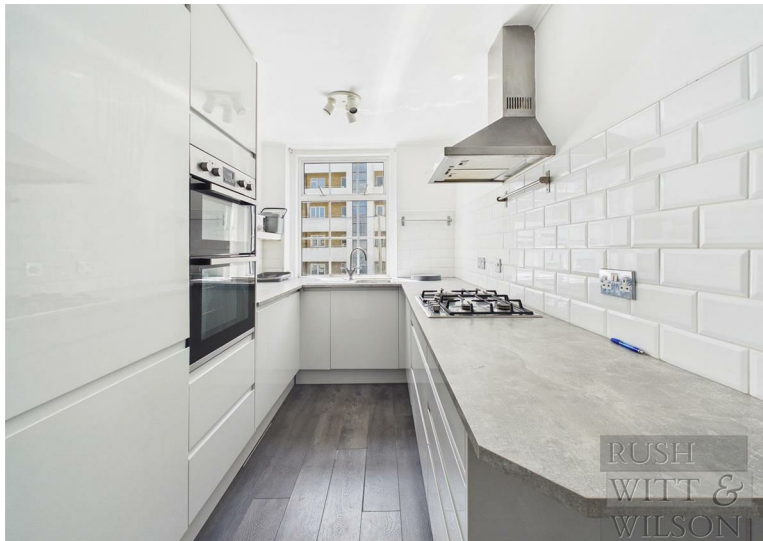


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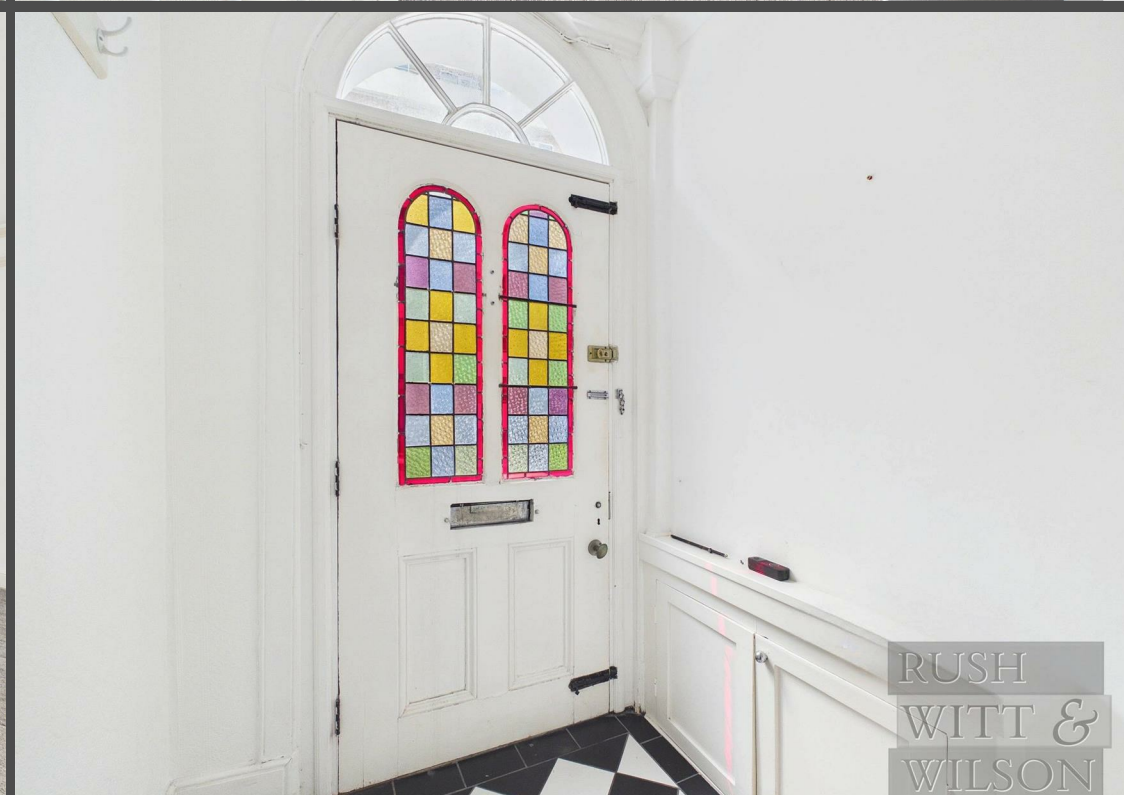
16 East Ascent, St. Leonards-On-Sea, TN38 0DS
£275,000 Share of Freehold

*****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.

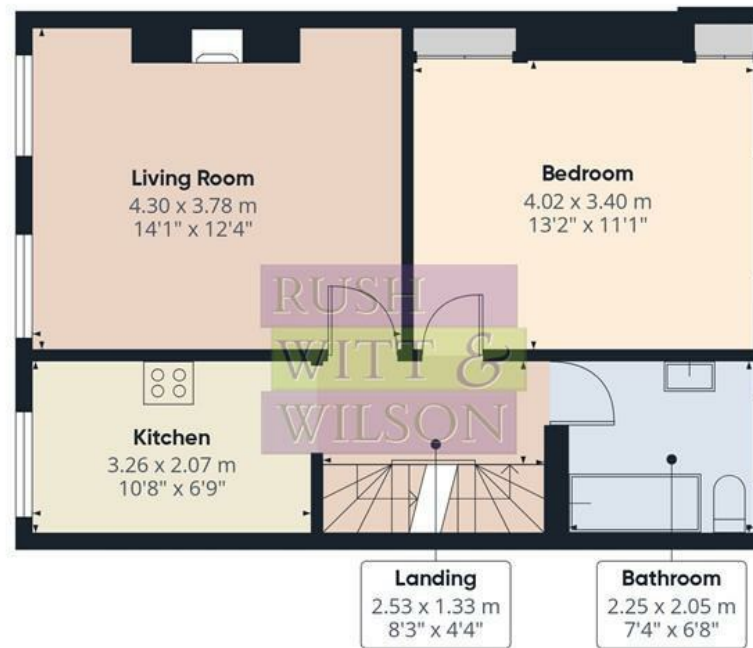








Floor 0



Floor 1



Floor 2



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Approximate total area⁽¹⁾

79.3 m²
853 ft²

Reduced headroom

4.4 m²
47 ft²

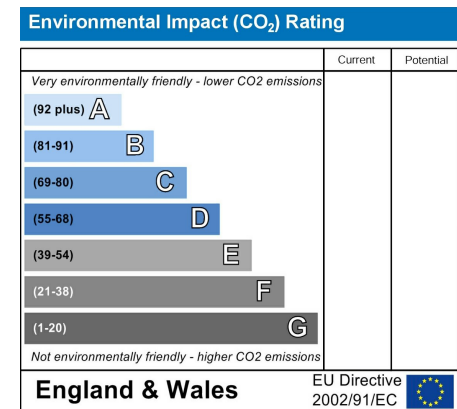
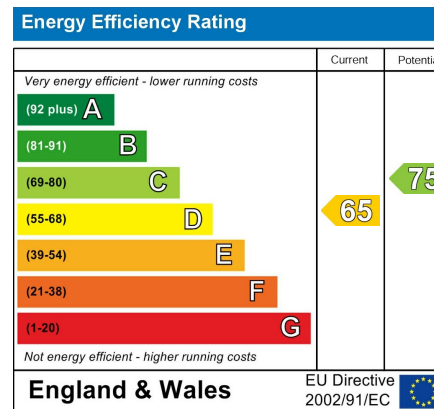
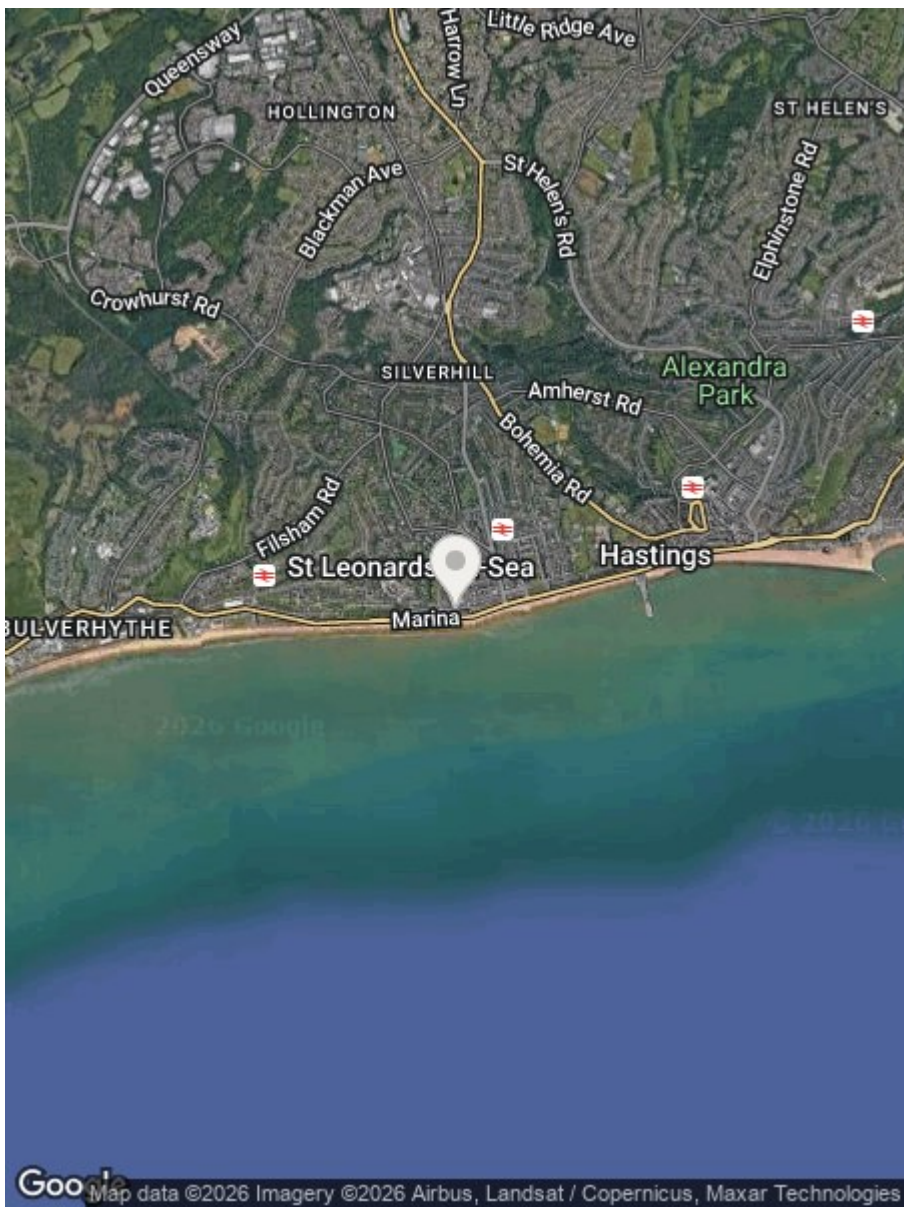
(1) Excluding balconies and terraces

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.

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.

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