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**Ashbrook Place, 268a Sedlescombe Road North, St. Leonards-On-Sea, TN37 7JL
£575,000 Freehold**

A truly exceptional and one-of-a-kind traditionally constructed new build, designed to replicate the elegance and proportions of a Victorian home while delivering modern efficiency and comfort.

Built in natural stone with thick masonry walls, this freehold property offers a solidity and acoustic performance rarely found in contemporary developments. Rosewood heritage-style sash windows, high ceilings, detailed cornicing, coffered ceilings, custom made architraves, deep skirting boards and solid walnut internal doors all reinforce the craftsmanship and architectural quality throughout.

The welcoming entrance hall leads to a bay-fronted lounge with herringbone flooring and decorative detailing. The impressive open-plan kitchen and living space features quartz worktops, integrated appliances, a feature island and dramatic ceiling design, with elegant arched glazing opening onto a raised deck and private west-facing garden ideal for entertaining. Underfloor heating serves the lounge, kitchen and bathrooms, complemented by gas central heating. Bathrooms are finished in marble-effect porcelain with contemporary fittings, delivering both durability and style. Upstairs are two generous double bedrooms, including a principal suite with built-in wardrobes and en-suite shower room. The home benefits from enhanced sound insulation with 15mm acoustic soundboard, a 10-year new build warranty and a B energy rating, ensuring comfort and efficiency. Externally, there is a private west-facing garden with raised decking, allocated parking and additional communal parking. A rare opportunity to acquire a substantial, architecturally detailed home that perfectly balances period character with high-specification modern living.





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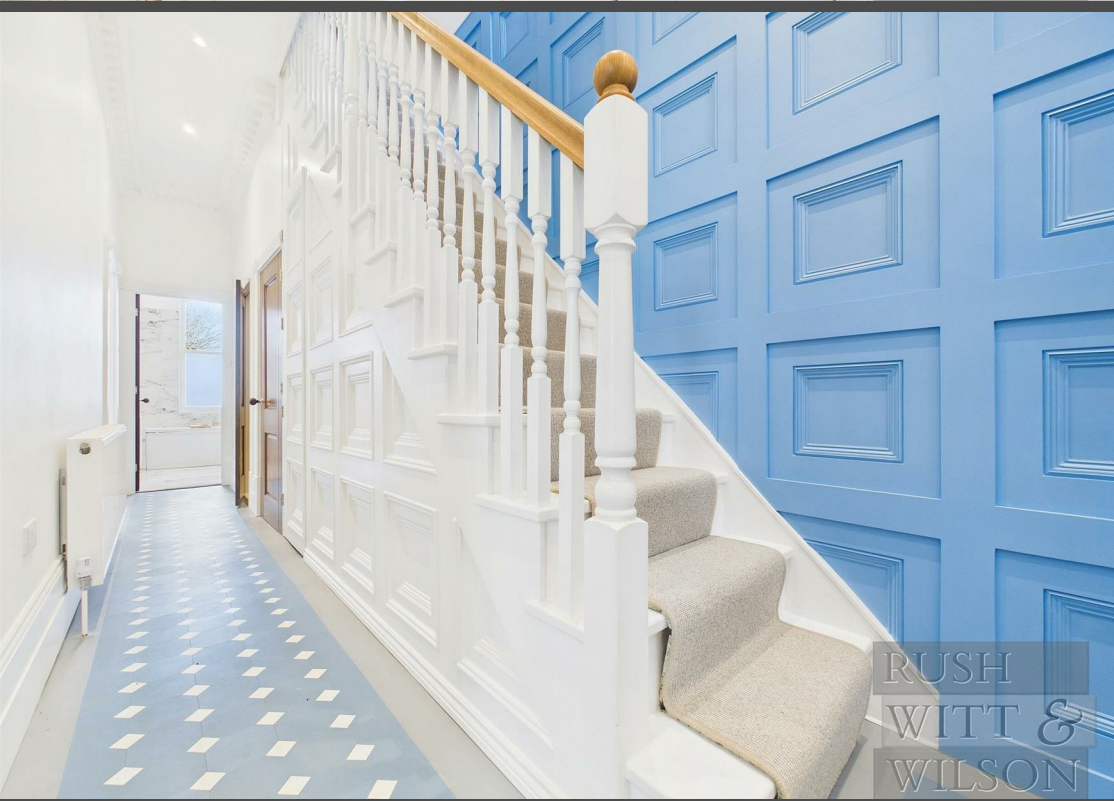
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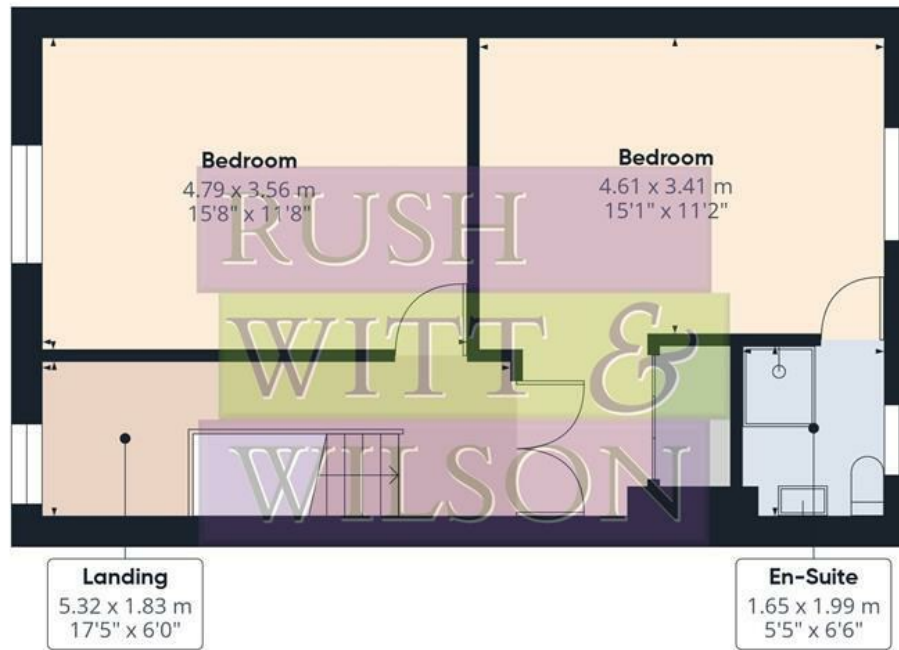


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Floor 0



Floor 1



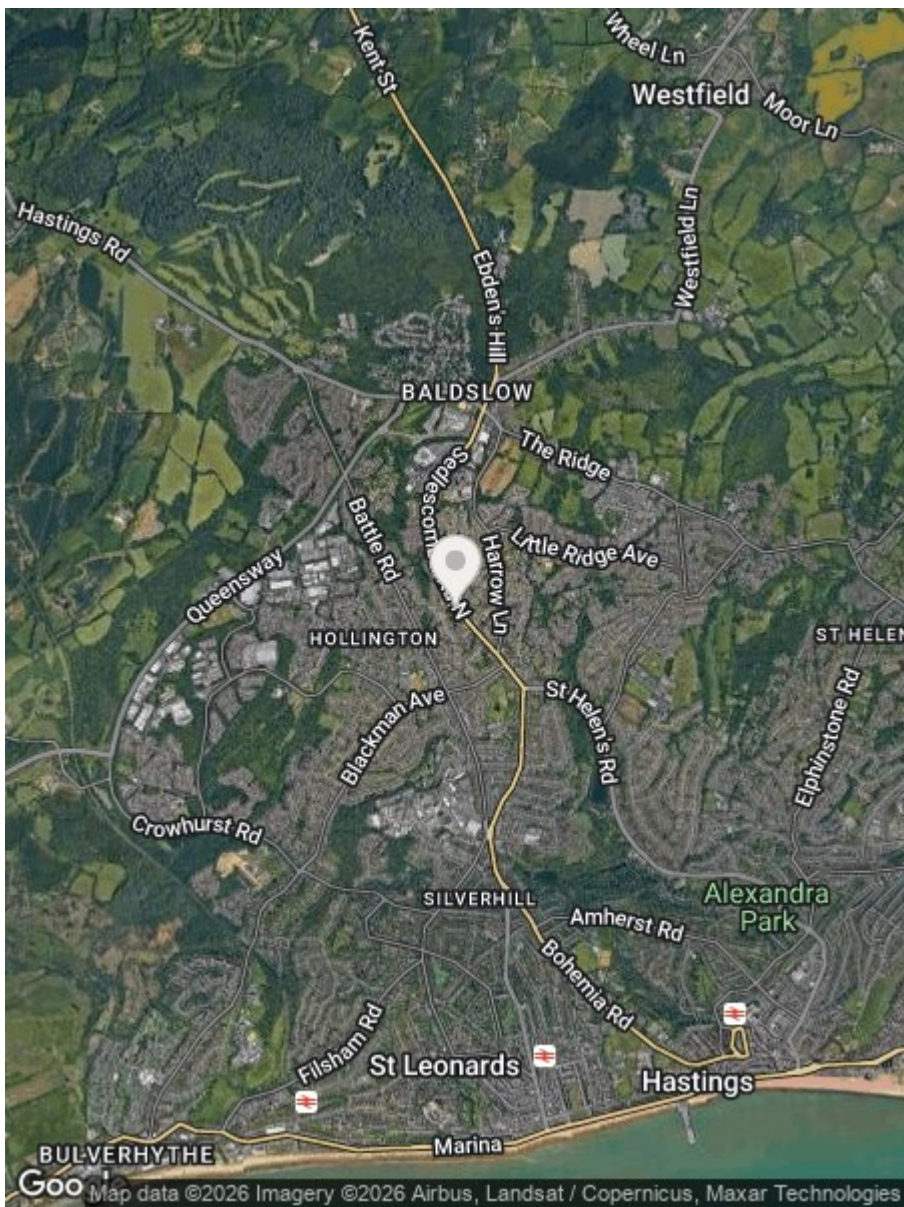
Approximate total area⁽¹⁾

102.5 m²
1105 ft²

(1) Excluding balconies and terraces

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		93
(81-91) B	84	
(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	

Council Tax Band - TBA

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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