

MADE



10 East Ascent

, St. Leonards-On-Sea, TN38 0DS

Offers in excess of £825,000



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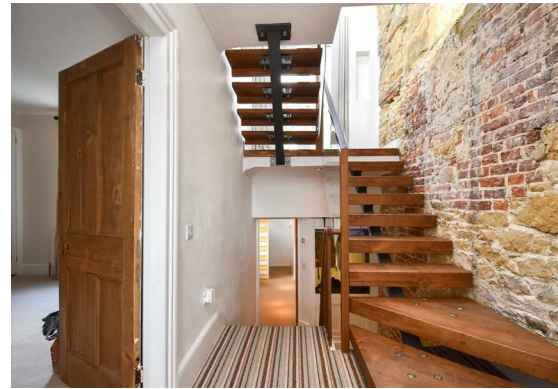
, St. Leonards-On-Sea, TN38 0DS

A rare opportunity to acquire a substantial and characterful house with a SELF-CONTAINED TWO BEDROOM APARTMENT in one of St Leonards' most sought-after locations. Arranged as a FOUR BEDROOM MAIN RESIDENCE over three storeys, with a separate apartment occupying the lower floor, the property offers exceptional flexibility for multi-generational living, guest accommodation or those seeking a HOME AND INCOME opportunity.

Occupying a DESIRABLE POSITION on East Ascent, elevated above the coastline, the house enjoys easy access to the seafront, mainline station and the independent shops, cafés, galleries and restaurants that have made St Leonards one of the South Coast's most vibrant places to live. The area's distinctive blend of period architecture, creative energy and COASTAL LIVING continues to attract those looking for something beyond the ordinary.

The main house is RICH IN ORIGINAL CHARACTER, retaining a wealth of period features throughout. A STRIKING SANDSTONE WALL creates an immediate impression in the entrance hall, while the living room is centred around a WOOD-BURNING STOVE, providing a warm and inviting focal point. Open to the dining area and enjoying a dual aspect, this sociable living space is filled with natural light and well suited to both everyday family life and entertaining. The ground floor is completed by a cloakroom and a

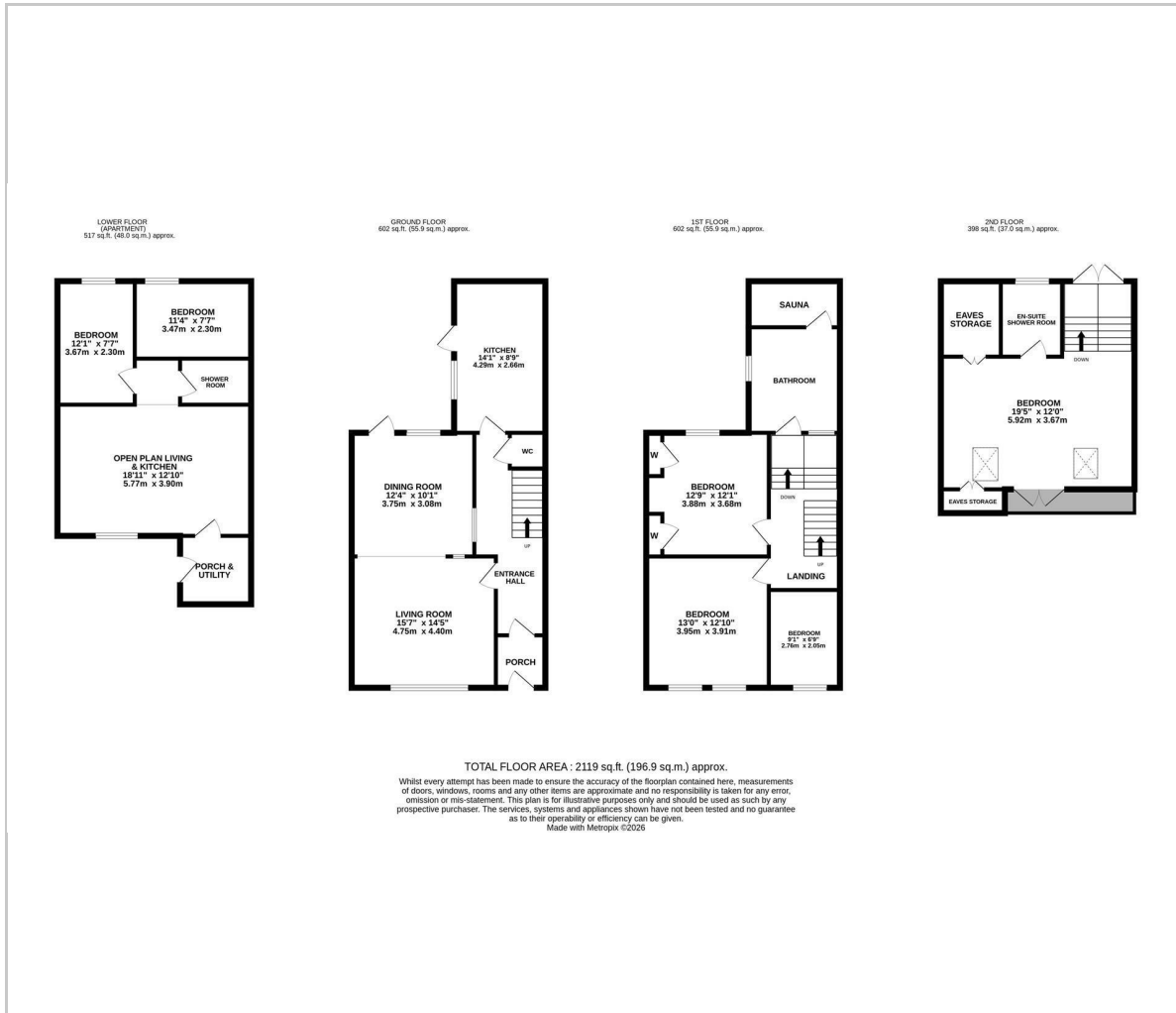




well-appointed kitchen with direct access to the courtyard garden. On the first floor are three bedrooms, two of which are generously proportioned double rooms. This floor is also home to a **SPACIOUS FAMILY BATHROOM** fitted with a jacuzzi bath, walk-in shower and **SAUNA**, creating a luxurious space to unwind. A dedicated **UTILITY AREA** provides plumbing and power for both a washing machine and tumble dryer, helping to keep the practicalities of daily life neatly contained.



Floor Plan



Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

24 Havelock Road, Hastings, East Sussex, TN34 1BP
Tel: 01424 444700 Email: hello@madehastings.co.uk <https://www.madehastings.co.uk>

Area Map



Energy Efficiency Graph

