







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

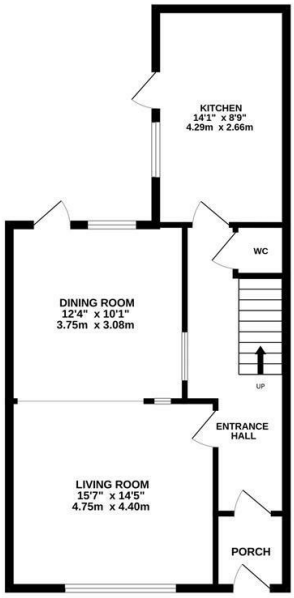
Offers in excess of £625,000

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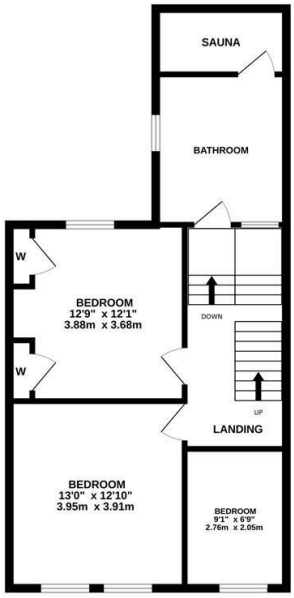
A rare opportunity to acquire a substantial and characterful three storey property in one of St Leonards' most sought-after locations. Occupying a DESIRABLE POSITION on East Ascent, elevated above the coastline, the house enjoys easy access to the seafront, mainline station and the independent shops, 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.

Retaining a wealth of period features it's RICH IN ORIGINAL CHARACTER, 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

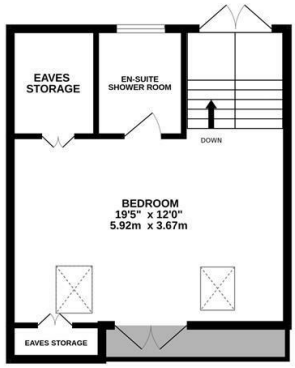
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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