



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

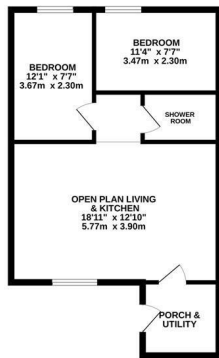
Offers in excess of £825,000



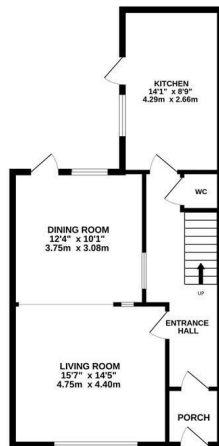
A rare opportunity to acquire a substantial and characterful house with a SELF-CONTAINED TWO BEDROOM APARTMENT in one of St Leonards' most sought-after locations. Arranged as a FOUR BEDROOM MAIN RESIDENCE over three storeys, with a separate apartment occupying the lower floor, the property offers exceptional 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.

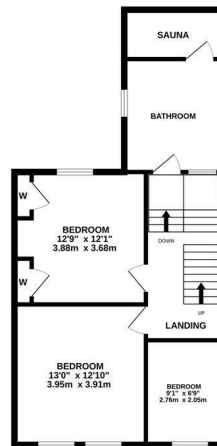
LOWER FLOOR
(APPROXIMATE)
517 sq ft. (48.0 sq.m.) approx.



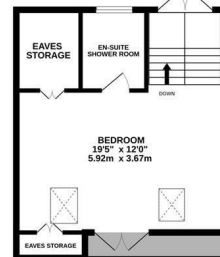
GROUND FLOOR
(APPROXIMATE)
602 sq ft. (55.9 sq.m.) approx.



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



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



TOTAL FLOOR AREA : 2119 sq.ft. (196.9 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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