



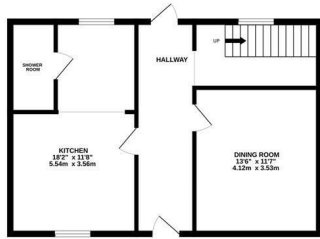
East Ascent, St. Leonards-On-Sea TN38 ODS

Offers in excess of £700,000

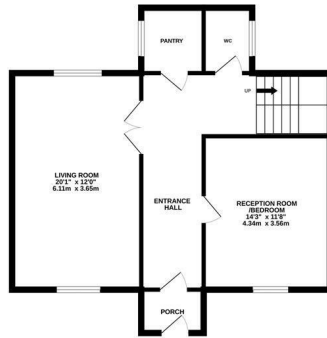


An exceptional THREE-BEDROOM Georgian townhouse with SEA VIEWS, occupying a sought-after position on East Ascent, one of St Leonards' most desirable streets. Tucked away JUST BEHIND THE SEAFRONT it sits at the heart of the town's thriving cultural quarter with the beach is at the end of the road while independent shops, celebrated eateries, galleries and coffee spots are all within walking distance. For those travelling further afield, St Leonards Warrior Square station provides direct services to London in just over 1 hour and 20 minutes. Designed by DECIMUS BURTON, the property is full of character with ORIGINAL FLOORBOARDS, STAINED GLASS DETAILS and SASH WINDOWS throughout. The main living room enjoys a DUAL ASPECT and features an impressive ARCHED WINDOW which looks directly towards the sea. A second reception room provides a versatile space which could work as a fourth bedroom. There is also a CLOAKROOM and a useful WALK-IN PANTRY/utility. The KITCHEN is positioned on the lower floor where there is plenty of storage along with a separate dining room and access to the outside spaces. A PRETTY FRONT

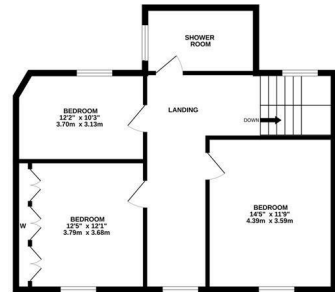
LOWER FLOOR
564 sq.ft. (52.4 sq.m.) approx.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1895 sq.ft. (176.0 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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