



**West Ascent
St. Leonards-On-Sea, TN38 0BB**

Guide price £150,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

West Ascent, St. Leonards-On-Sea, TN38 0BB

****GUIDE PRICE £150,000- £160,000****

Welcome to this original Decimus Burton designed Grade II listed home.

Boasting an excellent location just a stone's throw from St Leonards' seafront in the Burton St Leonards conservation area and the stunning St Leonards gardens, this one-bedroom first floor flat enjoys a well-presented accommodation, ready to move into for either a first-time buyer or of a Buy-To-Let investor.

In addition to the bright and airy living room, modern bathroom suite, good-sized double bedroom and coastal-feel kitchen, you also get a sea view.

Set back from the main seafront road, the property's location takes full advantage of the host of amenities on offer in this seaside town. The apartment is within walking distance of a range of independent shops, eateries and the town centre, whilst commuter links can easily be reached at the nearby mainline station, St Leonards Warrior Square.

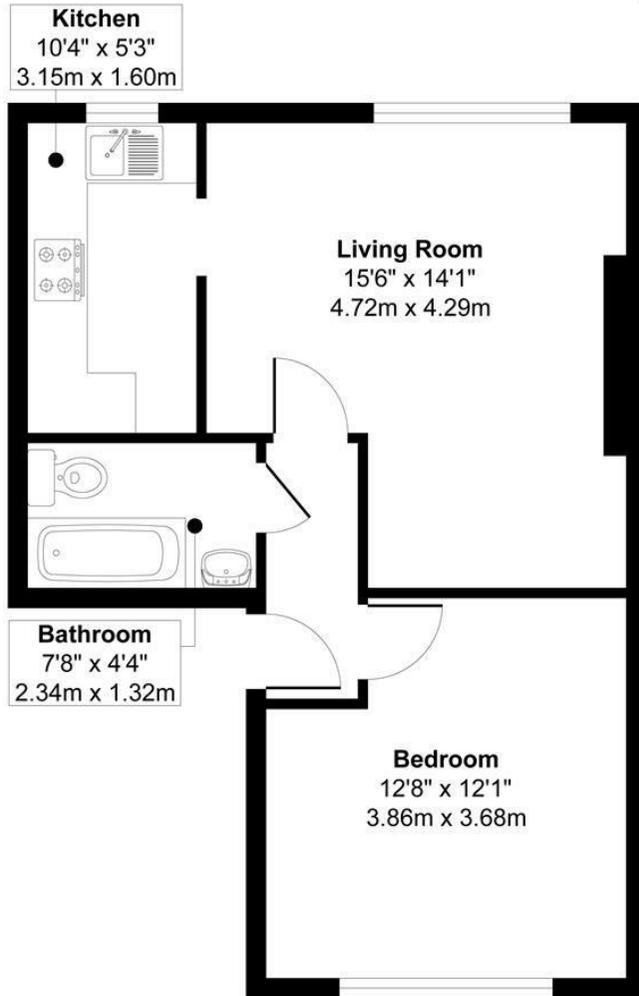
The property is well maintained and is offered with a share of the freehold. Early viewing is highly recommended, so get in touch with Wyatt Hughes today to secure your appointment or to request further information.

- EPC C
- 950 Years On Lease
- 1/4th Share Of Maintenance as and when required
- Grade II Listed
- Council Tax A
- Share Of Freehold
- £0 Ground Rent
- One Bedroom First Floor Apartment
- Decimus Burton Designed
- Sea View

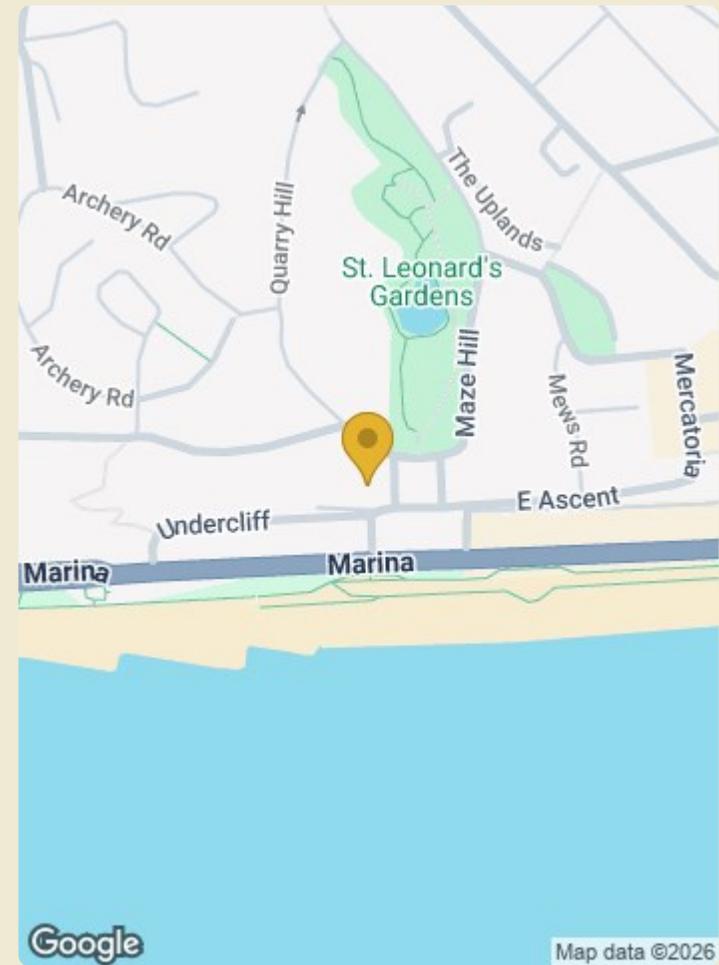


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Approximate Gross Internal Floor Area
468 sq. ft / 43.47 sq. m



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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