



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

Offers in excess of £425,000



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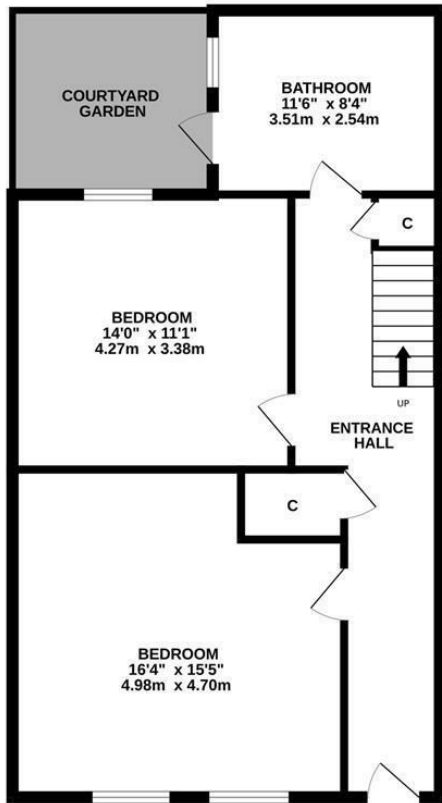
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A beautifully presented THREE BEDROOM MAISONETTE with a COURTYARD GARDEN positioned within immediate reach of the beach and St. Leonards Gardens. The hub of St. Leonards is also within easy walking distance offering local independent stores, galleries, eateries and coffee shops. If you fancy venturing further afield St. Leonards mainline railway station offers connections to London in just over 1 hour and 20 minutes. Accessed via a PRIVATE ENTRANCE the spacious accommodation here spans the lower and ground floor of this period building, the main living space is positioned on the hall floor with two large windows framing a front aspect, there are double doors opening to a CONTEMPORARY EAT-IN KITCHEN which houses integrated appliances and features a central island/breakfast bar creating a sociable space, perfect for entertaining. The third bedroom is also positioned on this floor together with a cloakroom. The lower floor houses two IMPRESSIVE DOUBLE BEDROOMS, a large family bathroom with a bath and separate walk-in shower enclosure along with access out to the courtyard garden. Being sold with a share of

BASEMENT
695 sq.ft. (64.6 sq.m.) approx.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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