



Flat 3, 15 East Ascent, St. Leonards-On-Sea, TN38 0DS

AN ATTRACTIVE THREE BEDROOM TWO STOREY MAISONETTE SITUATED WITHIN A FAVOURED ROAD IN ST. LEONARDS AND WITHIN IMMEDIATE WALKING DISTANCE OF THE SEAFRONT & BEACH AS WELL AS THE BEAUTIFUL ST. LEONARDS GARDENS WITH NORMAN ROAD SHOPS AND AMENITIES WITHIN 200 YARDS AND WARRIOR SQUARE MAINLINE STATION JUST OFF LONDON ROAD.

The property retains original character features with accommodation arranged over two floors to include a 17'8" landing with twin staircases, a 15'0" x 12'2" Living Room with feature fireplace and fitted wood burner, an adjoining Dining Room or guest Bedroom, a further Bedroom which could be used as a Study and a 13'8" x 9'2" Kitchen/Breakfast Room with built-in appliances and space for a table and chairs. In addition, there is a modern family Bathroom/w.c. and the main Bedroom occupies the whole of the top floor and has a dormer window with views towards the sea and Eastbourne.

Further benefits include gas fired central heating with radiators, original sash cord windows and this impressive property is offered with a Share of the Freehold, the remainder of a long lease (999 years from July 2017) with maintenance charges made on an as and when basis between the three freeholders.

This is a wonderful St Leonards maisonette which is ideally located and the owners have found a property to buy which is Chain Free for early occupation. Viewing is encouraged and is strictly by appointment with Sole agents Charles & Co.

Price £325,000

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- Three Bedroom Maisonette
- Close to Shops & Train Station
- 13'8 x 9'2 Kitchen/Breakfast Room
- Viewing Considered Essential
- Favoured St. Leonards Location
- Accommodation over Two Floors
- Views towards the Sea
- Short Walk to the Beach & Park
- Living Room with Wood Burner
- Share of Freehold & 999 Lease

Communal Entrance Hall

Entrance Entrance Door

First Floor Landing

17'8 x 9'10 max (5.38m x 3.00m max)

Kitchen/Breakfast Room

13'8 x 9'2 (4.17m x 2.79m)

Living Room

15'0 x 12'2 (4.57m x 3.71m)

Dining Room/Bedroom Three

12'5 x 9'1 (3.78m x 2.77m)

Bathroom/W.C

12'5 x 4'7 (3.78m x 1.40m)

Bedroom/Study

9'10 x 7'9 (3.00m x 2.36m)

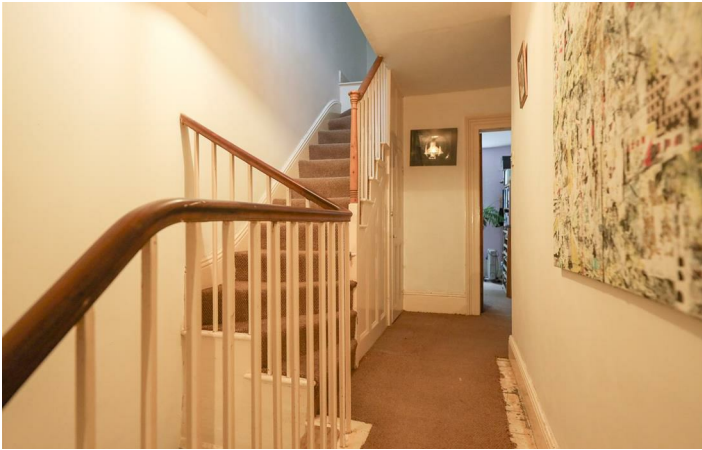
Second Floor Landing

15'0 x 5'0 (4.57m x 1.52m)

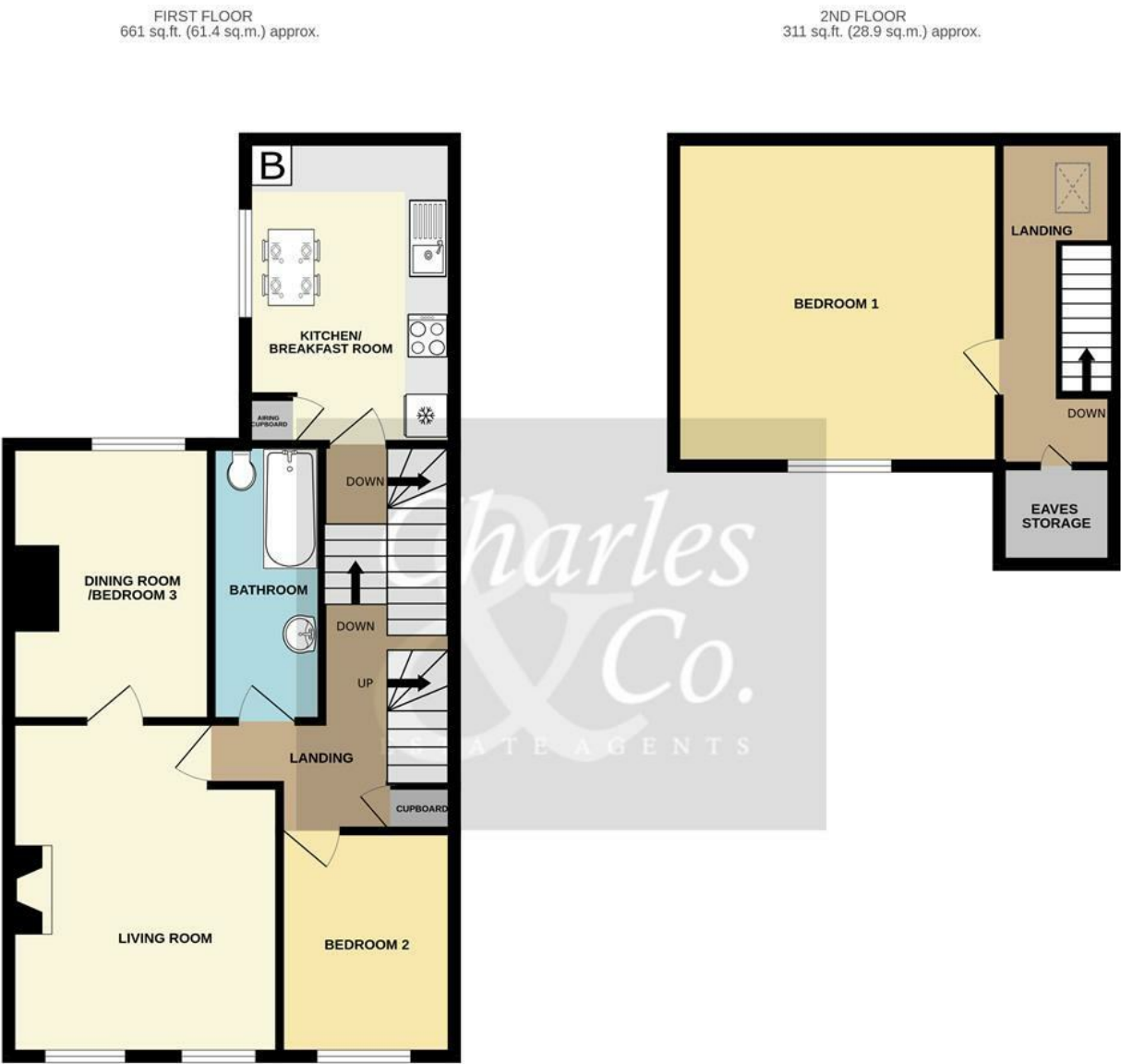
Bedroom One

14'8 x 14'7 (4.47m x 4.45m)





Floor Plan



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		