



ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
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Offers In Excess Of £300,000

An opportunity has arisen to acquire this spacious THREE BEDROOM MAISONETTE with SEA VIEWS and a SHARE OF FREEHOLD, occupying the TOP TWO FLOORS of this ATTRACTIVE GRADE II LISTED PERIOD BUILDING, set within a sought-after central St Leonards location.

Offering spacious accommodation comprising a landing, lounge, KITCHEN-BREAKFAST ROOM, TWO BEDROOMS to the first floor, whilst to the second floor there is a SPACIOUS MASTER SUITE which enjoys PLEASANT SEA VIEWS.

Located just moments from the seafront, in addition to a range of boutique shops, bars and restaurants that central St Leonards has to offer, in addition to Warrior Square with its mainline railway station.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Leading to entrance hallway, private front door to:

HALLWAY

Stairs rising to:

LANDING

Spacious with further stairs to upper floor accommodation, under stairs storage cupboard.

KITCHEN-BREAKFAST ROOM

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

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, ample space for appliances including fridge freezer, washing machine, stainless steel inset sink with mixer tap, space for breakfast table and chairs, window to side aspect.

LOUNGE

15'4 x 11'11 (4.67m x 3.63m)

Spacious light and airy living room with working wood burning stove, two sash windows to front aspect, radiator, door to:

DINING ROOM/ BEDROOM THREE

12'10 x 9'2 (3.91m x 2.79m)

Sash window to rear aspect, radiator.

BEDROOM

9'9 x 7'8 (2.97m x 2.34m)

Sash window to front aspect, radiator.

BATHROOM

Panelled bath with shower over, low level wc, pedestal wash hand basin, part tiled walls, wood laminate flooring.

SECOND FLOOR LANDING

Eaves storage, window to rear aspect.

BEDROOM

14'8 x 14'6 (4.47m x 4.42m)

Window to front aspect enjoying sea views, radiator.

TENURE

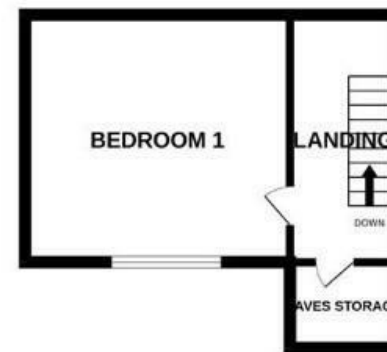
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Remainder of 999 year lease.

Service Charge: As & When Required.





TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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