

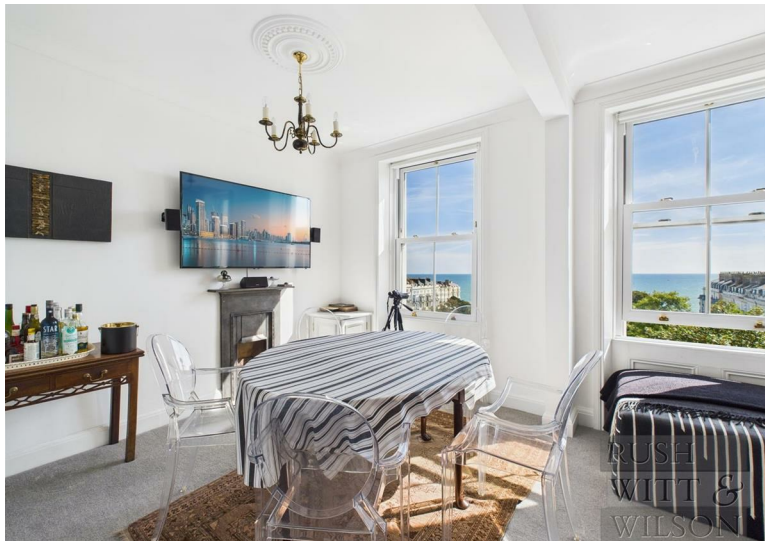
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25 Ashley Court Terrace Road, St. Leonards-On-Sea, East Sussex TN37 6BN
Offers In Excess Of £250,000 Leasehold

Nestled on Terrace Road in the charming area of St. Leonards-On-Sea, this beautifully presented apartment is a true gem, offering breathtaking sea views that are simply unparalleled. Situated on the top floor of an iconic Victorian building, this property boasts one of the finest vantage points overlooking Warrior Square, making it a perfect retreat for those who appreciate both elegance and scenery. The flat features a spacious reception room adorned with three individual sash windows, allowing natural light to flood the space while framing stunning views of the park and the sea. The high-quality bespoke kitchen/breakfast room seamlessly connects to the open-plan living area, creating an inviting atmosphere ideal for both relaxation and entertaining. With two generously sized double bedrooms, a well-appointed bathroom, and an additional shower room, this apartment caters to modern living needs with style and comfort. The communal entrance, complete with stairs and an elevator, ensures easy access to all floors, while the private entrance hall adds a touch of exclusivity. Conveniently located just a short stroll from the mainline railway station at St Leonards Warrior Square, residents can enjoy direct services to London, making this property an excellent choice for commuters. The seafront promenade and a variety of local eateries are merely two minutes away, enhancing the appeal of this vibrant coastal lifestyle. Offered for sale with a long lease and quality fixtures throughout. Early viewings are highly recommended to fully appreciate the charm and sophistication this wonderful flat has to offer. Don't miss the opportunity to make this stunning property your new home.







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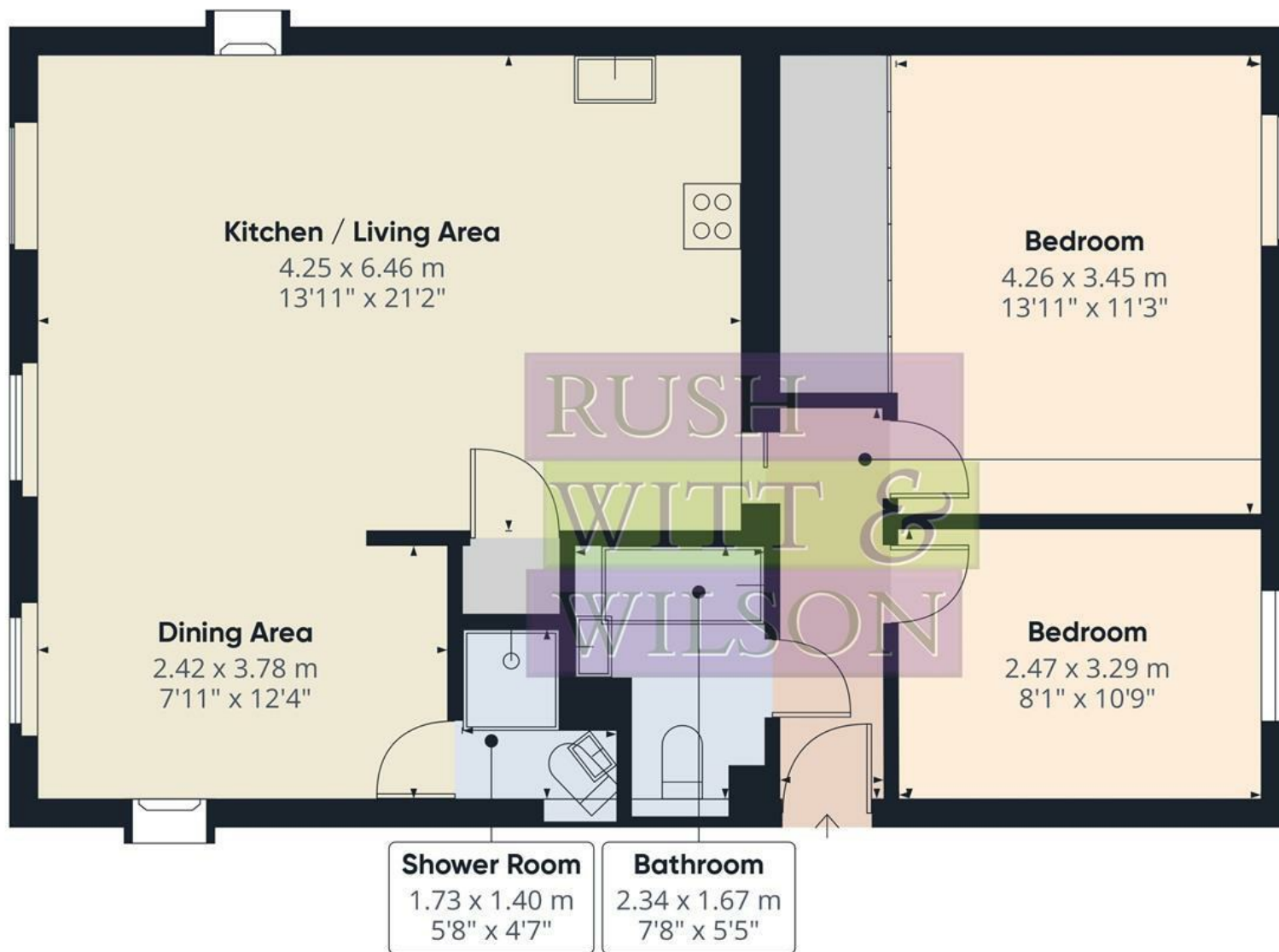
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Approximate total area⁽¹⁾

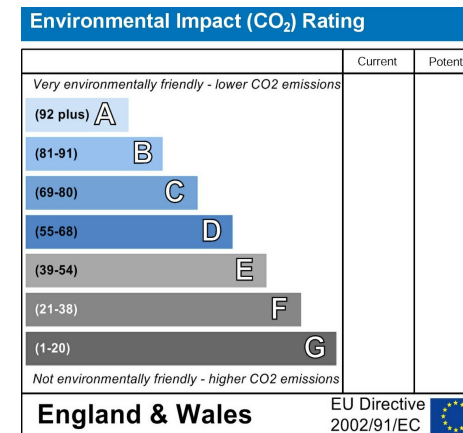
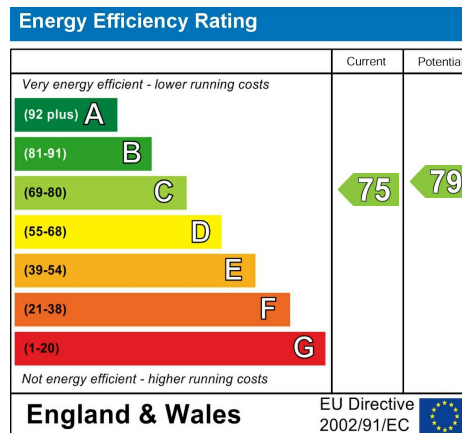
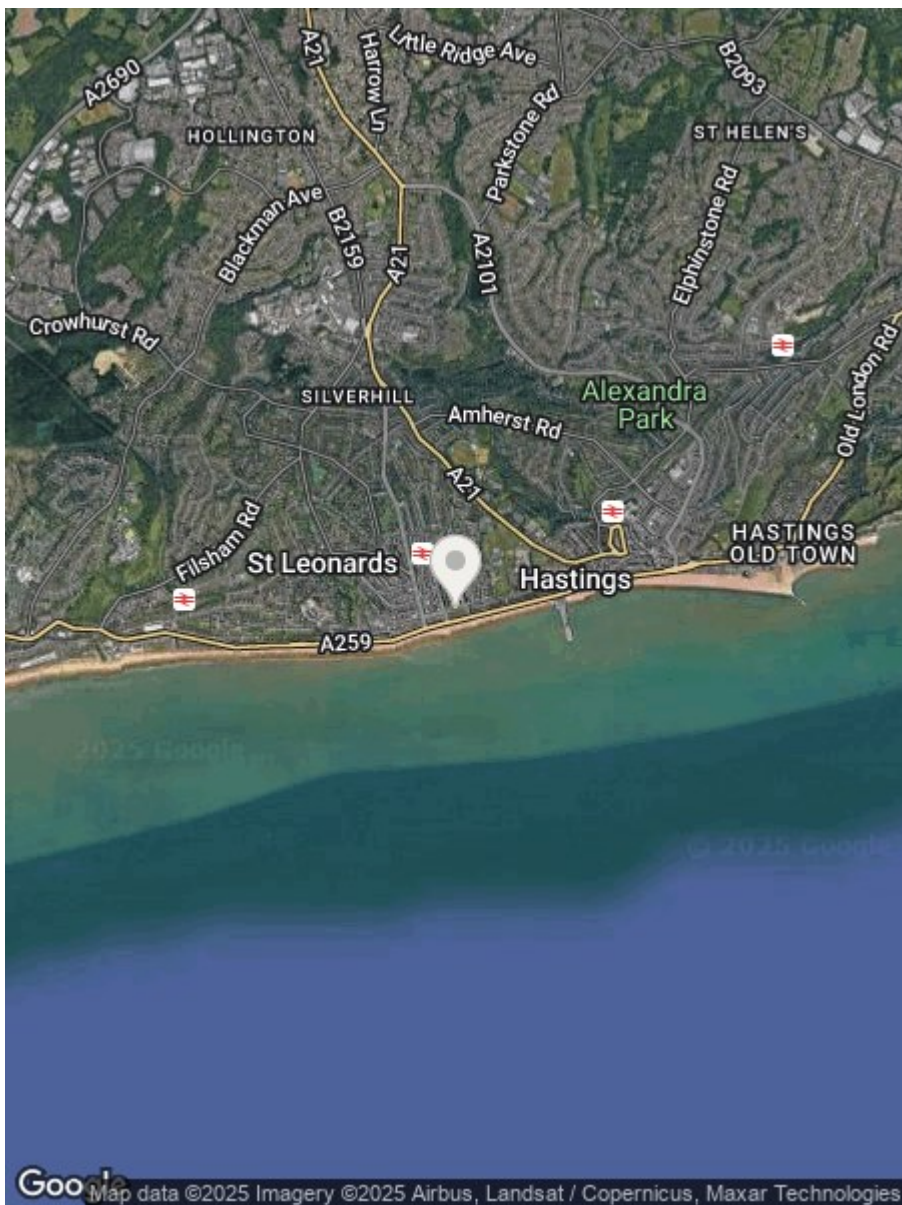
73.7 m²

794 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band –

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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