

# MADE



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

Offers in excess of £175,000



A spacious TWO BEDROOM apartment occupying a DESIRABLE POSITION on East Ascent, elevated above the coastline, it's perfectly placed to enjoy easy access to the seafront, mainline station and the independent shops, cafés, galleries and restaurants that have made St Leonards one of the South Coast's most vibrant places to live. The area's distinctive blend of period architecture, creative energy and COASTAL LIVING continues to attract those looking for something beyond the ordinary. Spanning the LOWER FLOOR of this attractive Georgian residence it benefits from a private entrance and offers well appointed OPEN-PLAN LIVING with a fitted kitchen and two large windows framing a front aspect. There are two bedrooms together with a shower room. Being sold with NO ONWARD CHAIN and located in one of St. Leonards most sought after addresses' this fantastic property would make the perfect first time home, COASTAL RETREAT or investment.

The upper maisonette which consists of a three storey, four bedroom residence with a garden and the freehold to the building are available to purchase via separate negotiation.

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