

# Abbott & Abbott

Estate Agents, Valuers and Lettings



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

**£825,000**



A remarkable Grade II Listed residence occupying an enviable position in the heart of Burton St Leonards, moments from the seafront, independent cafés, restaurants and mainline rail connections.

This exceptional property offers a rare combination of architectural heritage, versatile accommodation and income-generating potential.

Rich in character and period detail throughout, the principal house features beautifully proportioned rooms, exposed stonework, timber flooring and an abundance of natural light, creating a home of genuine individuality and charm.

A particular highlight is the self-contained two-bedroom lower ground floor apartment with independent access, offering excellent potential for holiday

