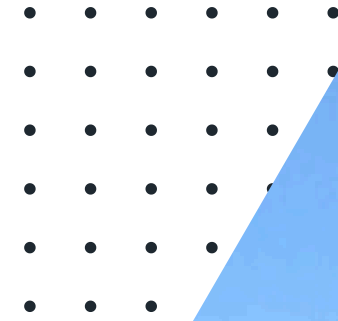


ROBIN SMITH exp



5A EAST ASCENT **ST LEONARDS-ON-SEA**

A Rare Piece of Burton's St Leonards
Reimagined for Modern Living
Offers in the Region of £725,000
robin.smith@exp.uk.com | 07951 199876



Historical **Background**

The Anchor Beerhouse Origins

Built in the early 1830s as The Anchor beerhouse, this property was part of James Burton's visionary development of St Leonards-on-Sea. Burton created a planned seaside resort of elegance and refinement.

A Social Hub for Early St Leonards

Under the 1830 Beerhouse Act, The Anchor served as a vital community gathering place and local "news room" where residents exchanged information, fostering the social fabric of this emerging coastal town.



Property Overview

5A East Ascent

A Home of Distinction

This exceptional property showcases a master decorator finish throughout its three floors, with impressive high ceilings, striking vaulted spaces, and unique mezzanine levels that create an extraordinary sense of light and volume.

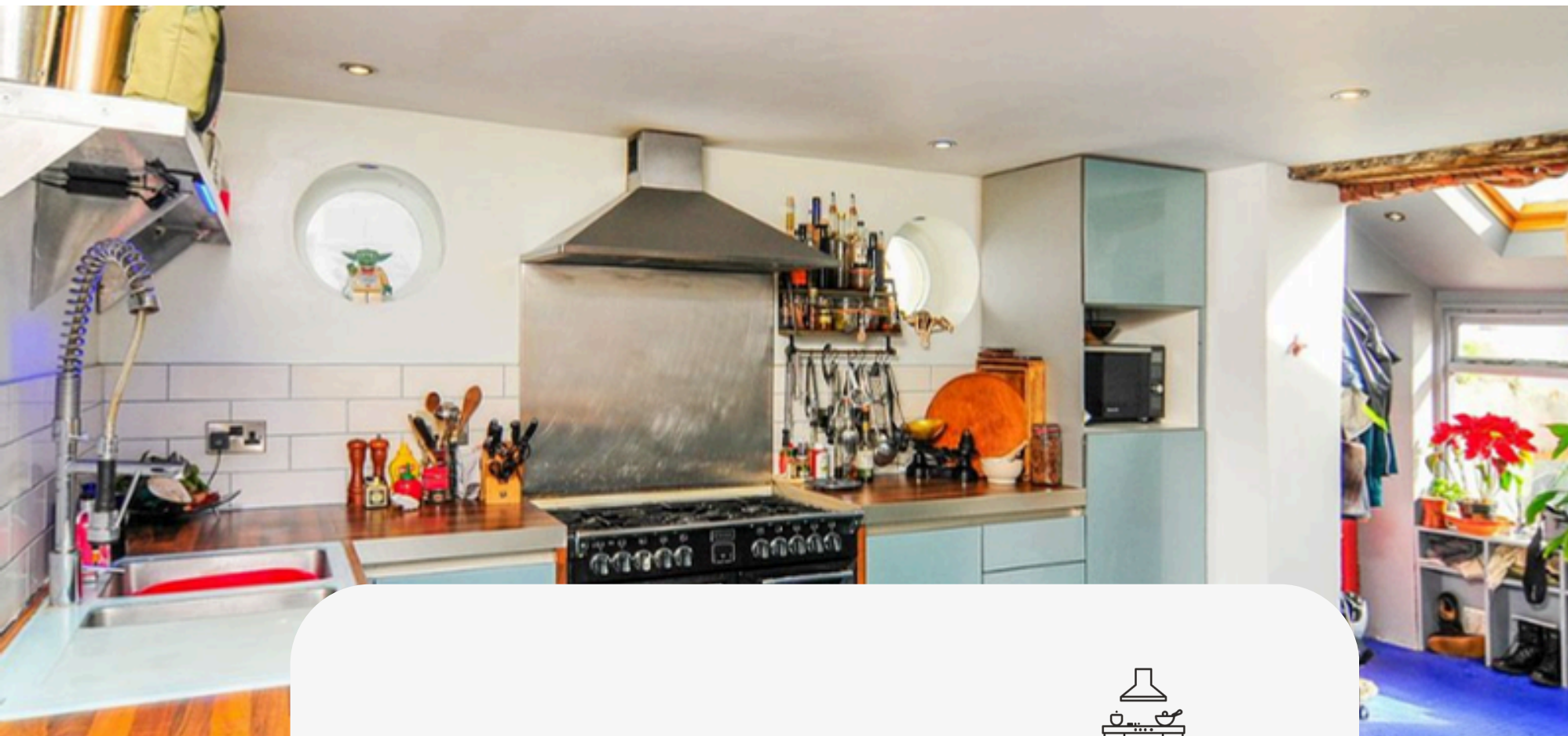
Dual Access & Approach

Approached via the historic Anchor Passage to a private entrance, the property also benefits from rear garden access, offering flexibility and convenience for modern living while preserving its historic character.



Ground Floor

Kitchen & Dining



Bespoke Kitchen



Beautifully fitted kitchen with integrated appliances, quality units, and charming porthole windows that flood the space with natural light.



The dining room features a striking stone chimney breast with wood burning stove, creating an inviting space perfect for entertaining guests.

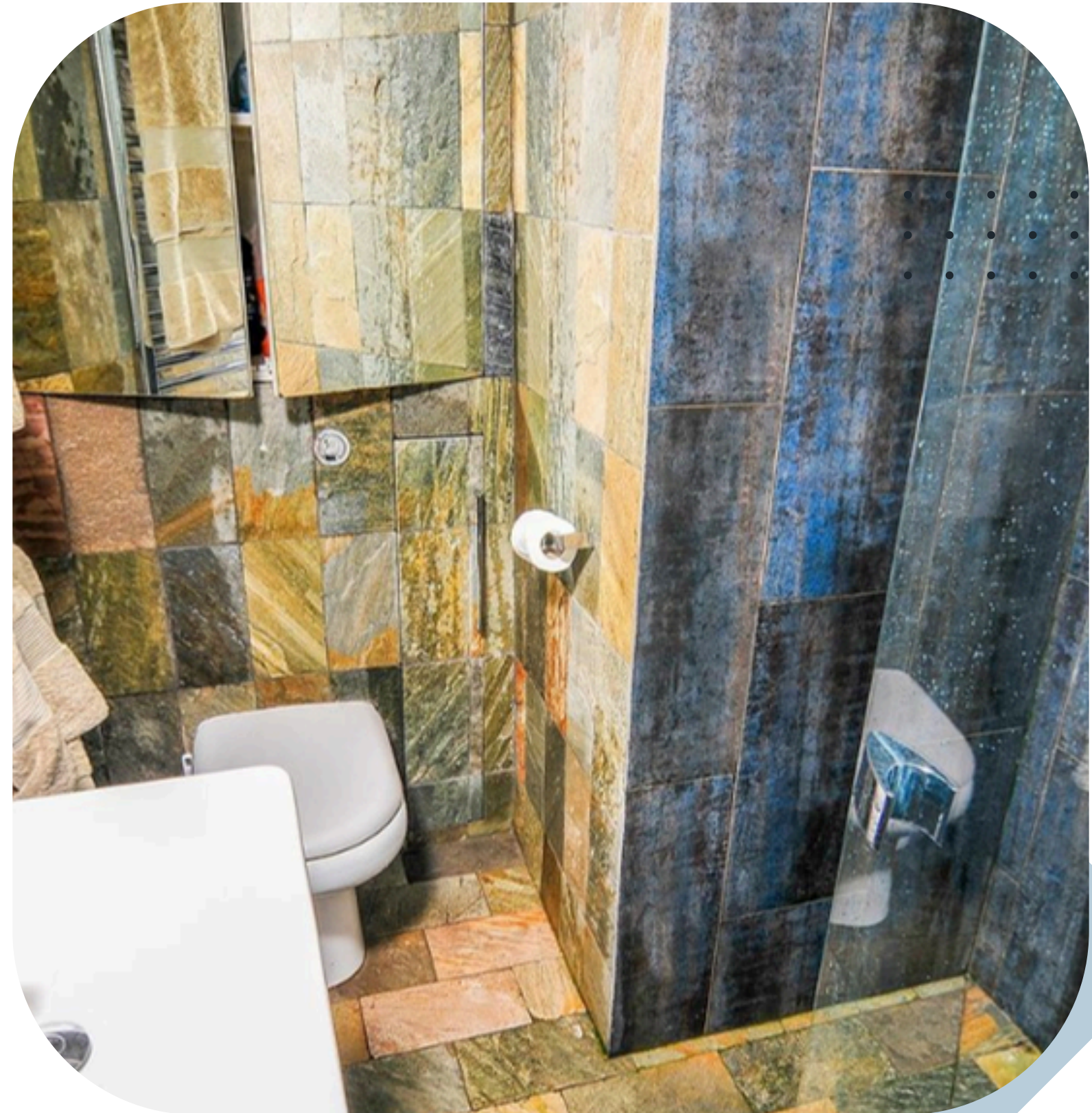
Ground Floor **Wet Room**

Bespoke Design

A beautifully crafted bespoke tiled shower takes centre stage, complemented by an elegant wash hand basin and discreetly concealed WC. Natural light floods through the Velux window above.

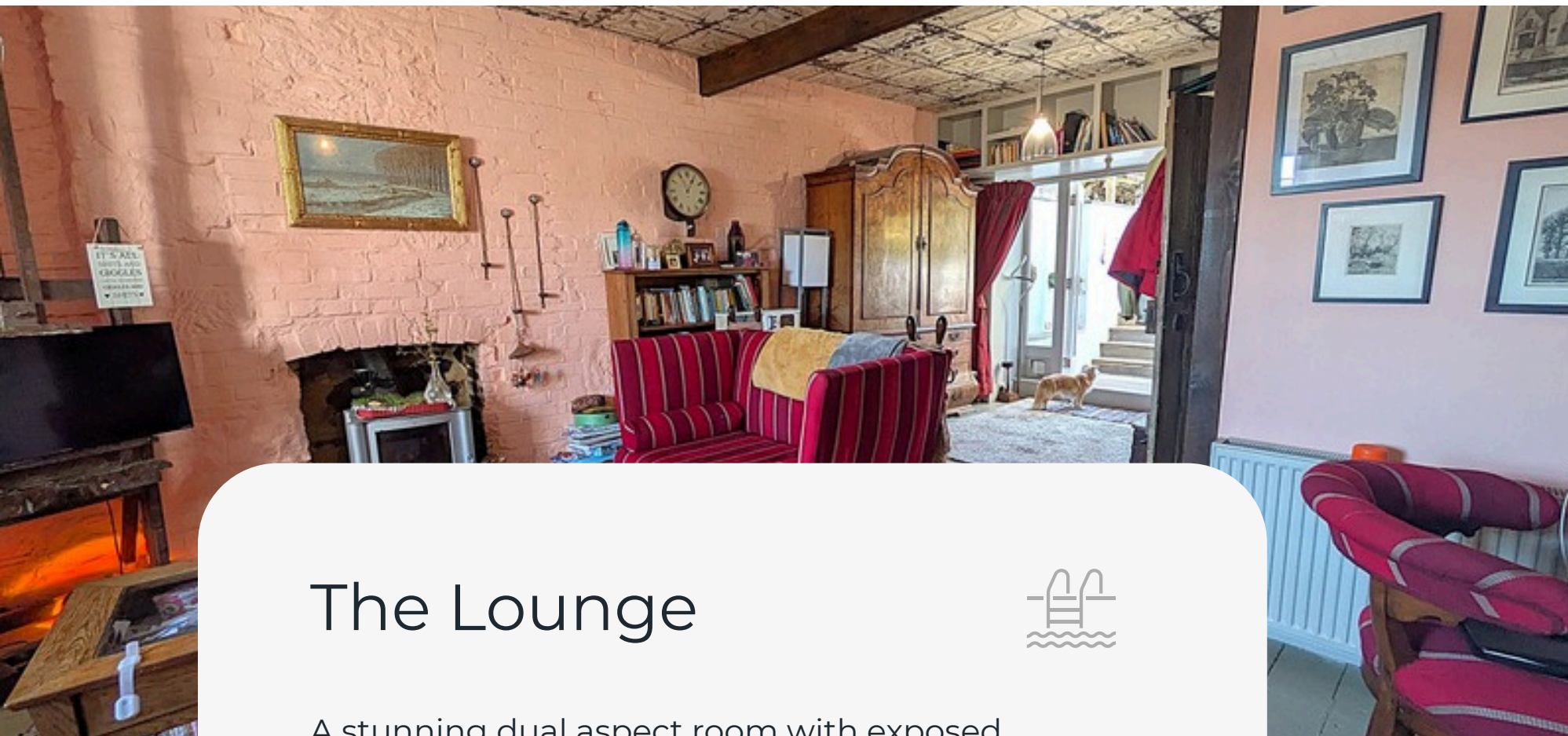
Modern Comfort

This thoughtfully designed wet room exemplifies the seamless marriage of modern comfort with historic fabric, offering contemporary convenience while respecting the building's early 1830s character.



Main Level

Lounge & Bedroom



The Lounge



A stunning dual aspect room with exposed floorboards, feature ceiling, and cosy wood burning stove. French doors provide direct access to the private garden.



The additional double bedroom on the middle floor of the property has sea views, and ample built in storage



Upper Floors

Principal Bedroom

Juliet Balcony & Sea Views

Step onto the Juliet balcony and take in the stunning sea views that make this principal bedroom truly special. The elevated position offers a peaceful retreat with natural light flooding through.

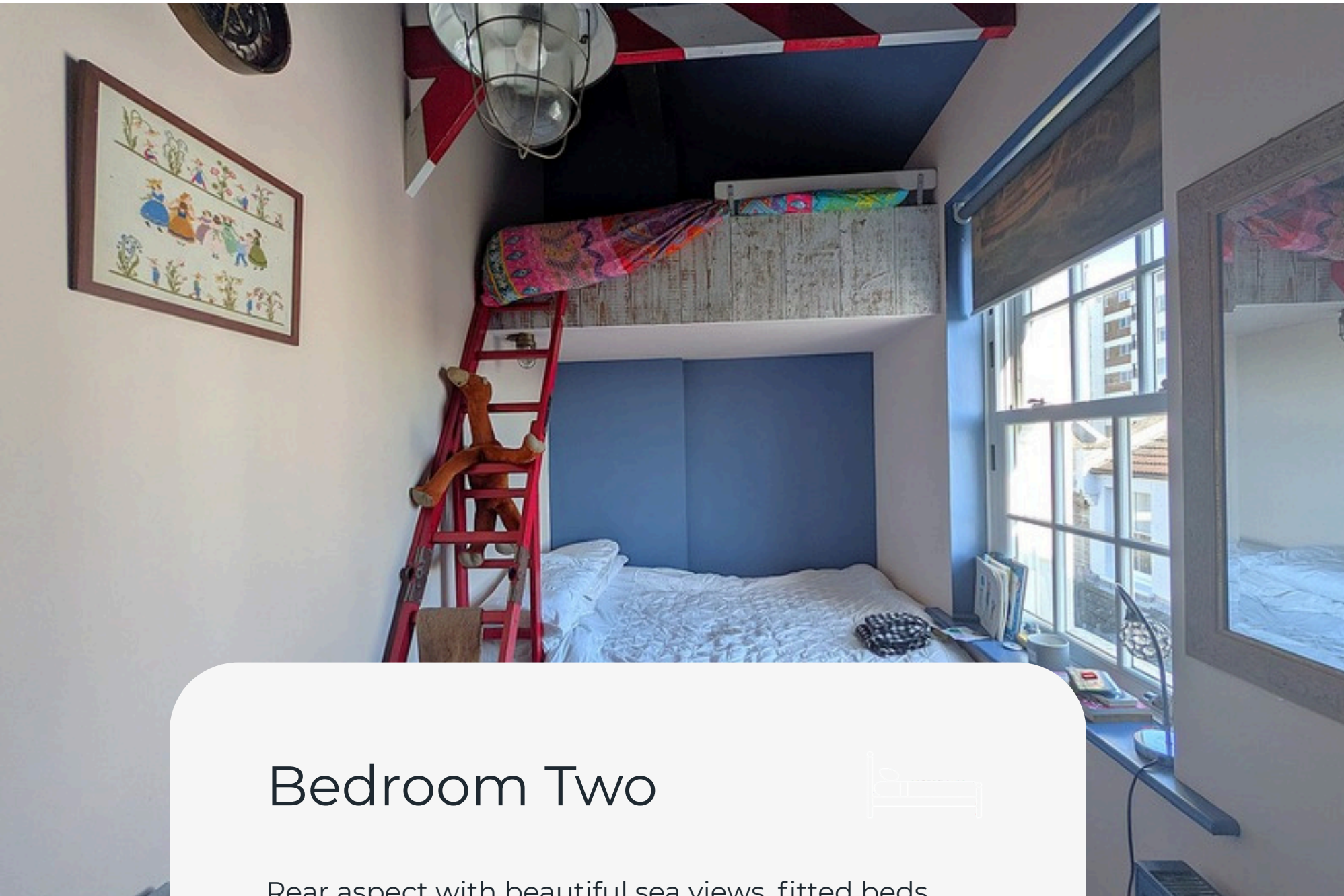
Bespoke Design

The room features bespoke fitted furniture crafted to complement the dramatic vaulted ceilings. Every detail has been considered to create a harmonious space of comfort and character.



Upper Floors

Bedrooms Two & Three



Bedroom Two



Rear aspect with beautiful sea views, fitted beds and ample storage. A peaceful retreat with stunning vistas over the coastline.



Bedroom three offers front aspect windows plus a Velux window, featuring a charming mezzanine level with double bed – a unique architectural feature.



Upper Floors **Bathroom**

Unique Design Features

The bathroom showcases his-and-hers basins and a stunning roll-top bath positioned on a raised platform, creating a spa-like centrepiece. A separate shower and Velux window with sea views complete this exceptional space.

Architectural Interest

High ceilings and thoughtful design create a bathroom of genuine architectural interest. Natural light floods through the Velux window, offering glimpses of the sea while maintaining complete privacy.



Garden & Exterior



Pergola & Vine



The secluded rear garden features raised beds with mature planting and a charming pergola draped with grapevines—producing the vendor's own wine.



A fully equipped outdoor kitchen includes sink, storage, fridge freezer, barbecue, power and lighting—perfect for alfresco entertaining.



Garden Living

Seating & Entertaining

Outdoor Living Space

The garden at 5A East Ascent serves as a true extension of the home's living space, offering a tranquil retreat for quiet moments of relaxation.

Relaxation & Entertaining

With thoughtfully arranged seating areas and wooden furniture, this secluded outdoor space is perfect for sociable gatherings and alfresco entertaining with family and friends.



Key Features of **5A East Ascent**

Early 1830s Anchor beerhouse provenance
Burton's historic St Leonards location
Master decorator finish throughout
Impressive high ceilings with light & space
Striking mezzanine levels & unique design
New double-glazed sash-style windows
Elevated position with sea views
Dual access front and rear garden
Beautifully upgraded entertaining garden
Moments from seafront, shops & cafés



A Home That

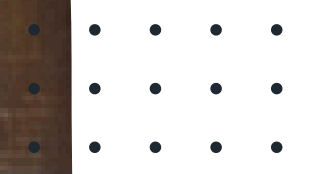
Balances Character with Precision

Master Decorator Finish

Throughout the property, a calm and cohesive master decorator finish creates a sense of refined elegance. Every detail has been carefully considered to honour the building's heritage.

Light, Space & Architectural Interest

Impressive high ceilings enhance natural light and volume, while striking mezzanine levels add architectural intrigue and versatility. New sash-style windows preserve period character whilst improving comfort.



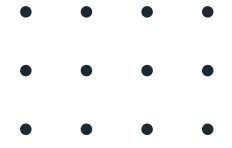
Dual Access & **Garden Living**

Traditional Entrance

The property offers a traditional approach via East Ascent, complemented by convenient rear garden access. This dual entry provides exceptional flexibility for everyday living and entertaining.

Garden as Living Space

The beautifully upgraded garden serves as a valuable extension of your home. Whether hosting social gatherings or enjoying quiet moments of relaxation, this outdoor retreat enhances your lifestyle.



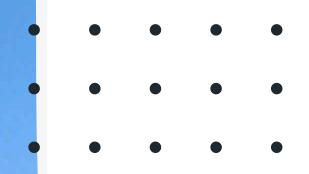
Sea Views & Setting

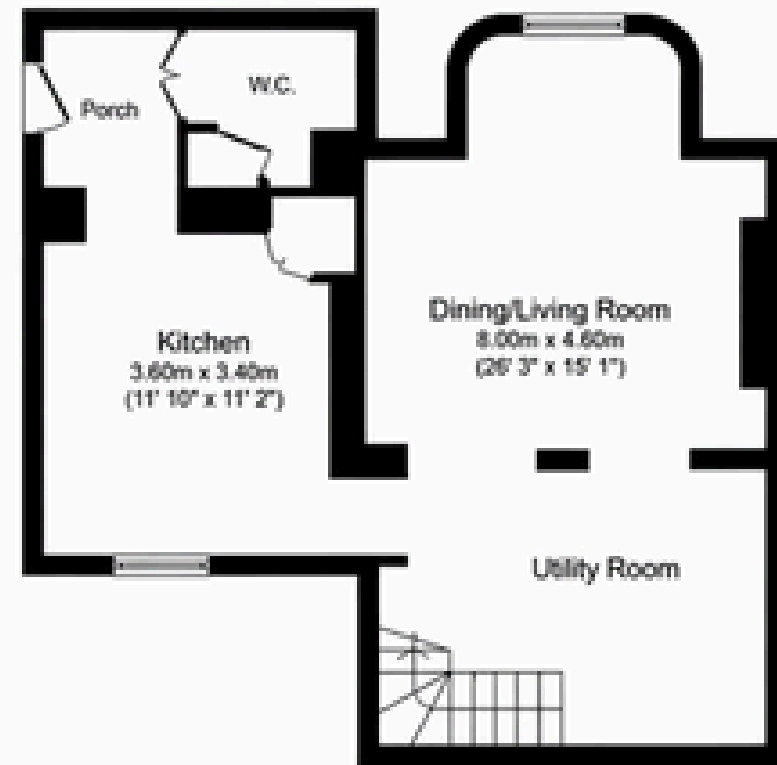
Elevated Position

Perched on the hillside of historic St Leonards, 5A East Ascent enjoys an elevated position offering attractive sea views. The property captures the essence of coastal living while maintaining a sense of privacy and seclusion.

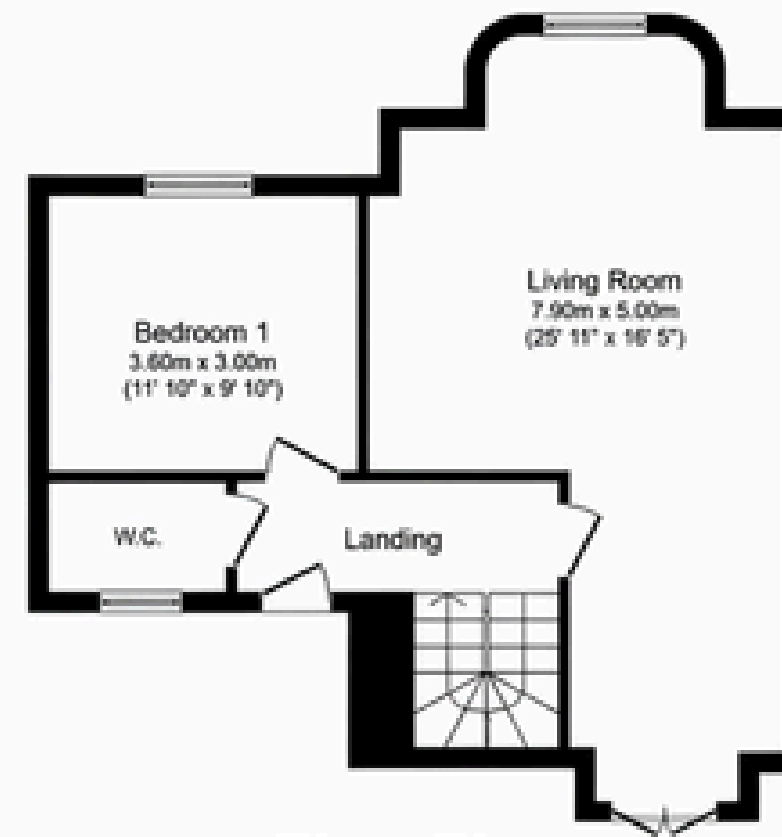
Local Amenities

Just moments from the seafront and promenade, residents enjoy easy access to independent shops, charming cafés, and acclaimed restaurants. This location offers the perfect balance of accessibility and peaceful retreat.

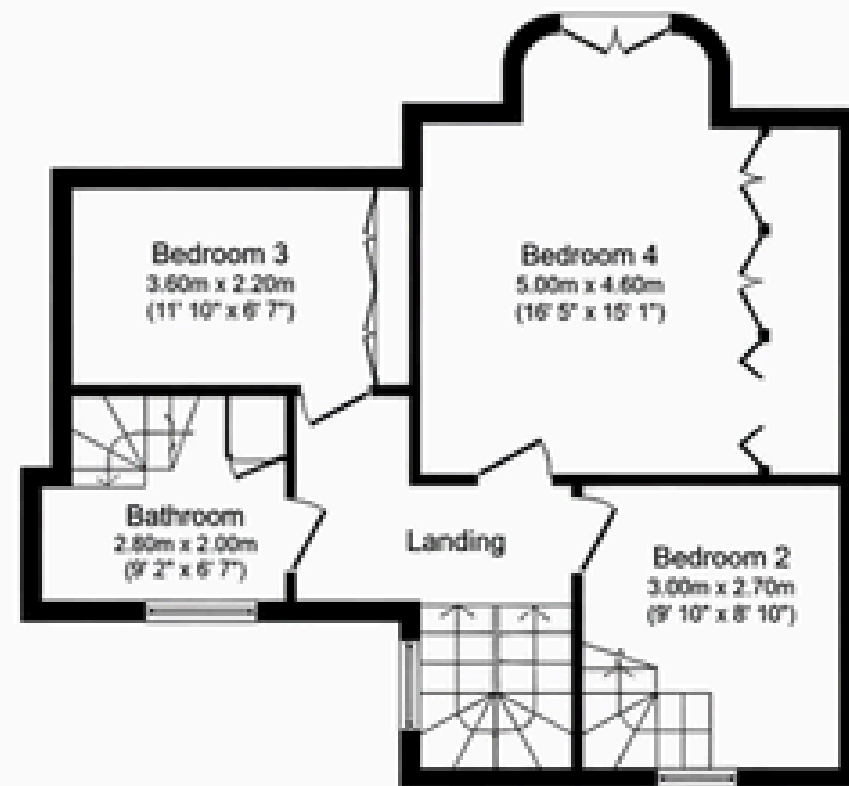




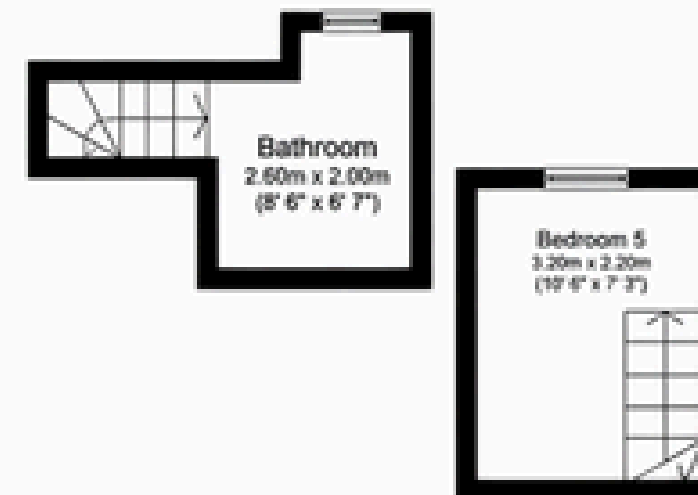
Ground Floor



First Floor

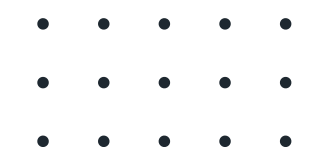


Second Floor



Third Floor

Total floor area 172.0 sq. m. (1,851 sq. ft.) approx



ROBIN SMITH

Property Consultant, exp UK



07951 199876



robin.smith@exp.uk.com



5A East Ascent, St Leonards-on-Sea

