



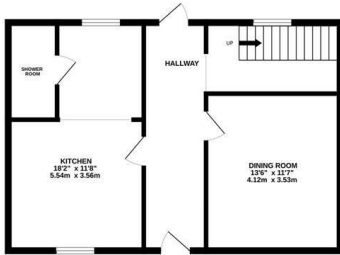
3 East Ascent, St. Leonards-On-Sea, TN38 0DS

Offers In Excess Of £700,000

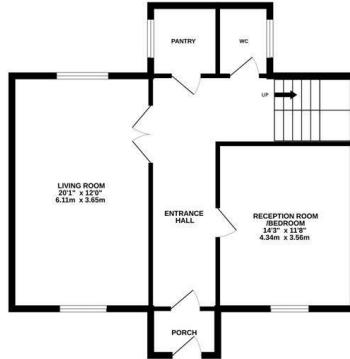


The property: occupying an exceptional position on East Ascent, just one row back from the seafront, this handsome double-fronted Georgian townhouse enjoys far-reaching views across the English Channel. Designed by the celebrated architect Decimus Burton, the house retains a remarkable collection of original features, including stained glass detailing, sash windows and wide timber floorboards, all of which speak to its rich architectural heritage. You enter on the ground level where there is a dual aspect living room with an arched window framing direct sea views, a second reception room provides flexibility as a sitting room, study or fourth bedroom. A cloakroom and generous walk-in pantry/utility complete this level. The lower ground floor forms the sociable heart of the house. A well-appointed kitchen offers ample storage, there is secondary access out to a pretty front courtyard and a rear courtyard garden too. On the upper floor there are three well-proportioned bedrooms together with a spacious shower room. Both front facing bedrooms feature large sash windows capturing a southerly aspect and picturesque sea views. Entire properties in this terrace are rarely available making this a particularly rare opportunity to acquire a significant period home in one of St Leonards' most coveted positions.

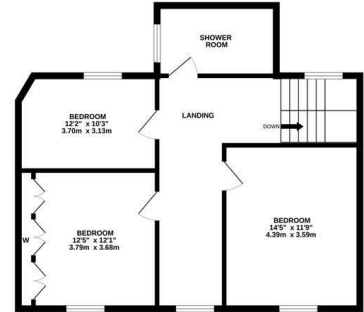
LOWER FLOOR
564 sq.ft. (52.4 sq.m.) approx.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1895 sq.ft. (176.0 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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