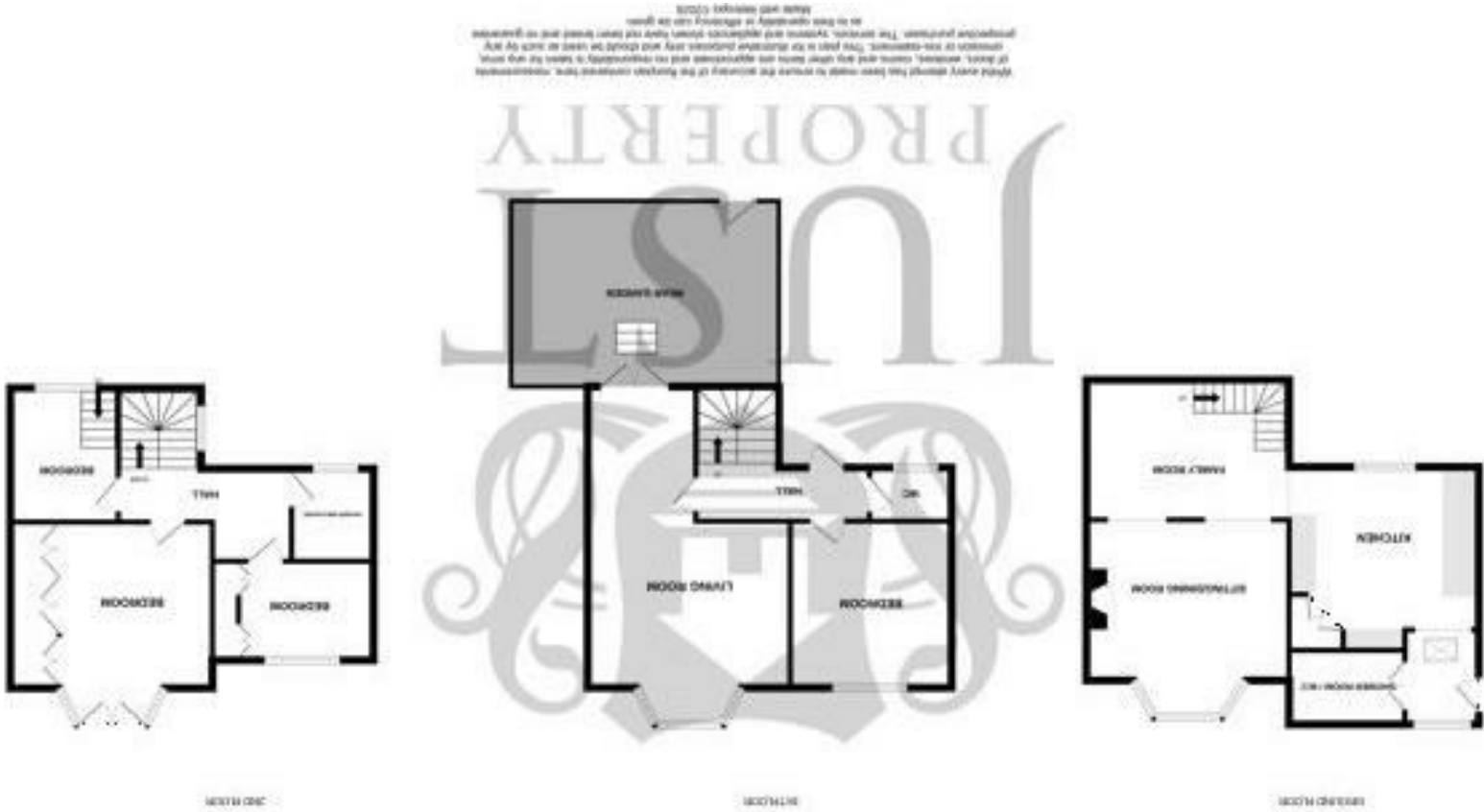




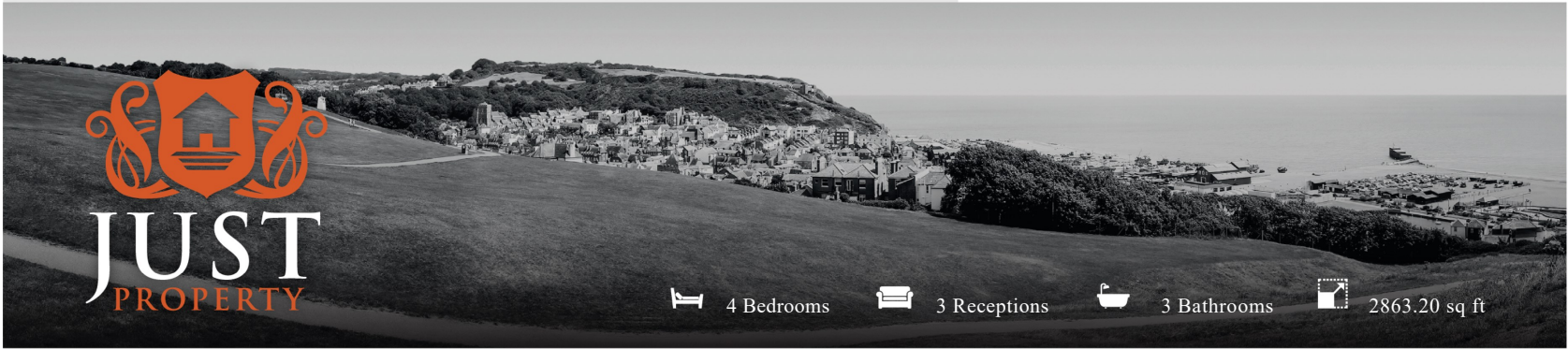
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



5A, East Ascent, St. Leonards-On-Sea, TN38 0DS

FLOORPLANS

www.justproperty.net



4 Bedrooms 3 Receptions 3 Bathrooms 2863.20 sq ft

5A, East Ascent, St. Leonards-On-Sea, TN38 0DS

Freehold

£700,000





Freehold

£700,000



4 Bedrooms 3 Receptions 3 Bathrooms 2863.20 sq ft

PROPERTY DETAILS

Offers Over £700,000

A rare Find, a historic piece of Burton's St Leonards, that has been reimagined for modern living & hosting. Located in the charming & popular area of East Ascent, St. Leonards-On-Sea, this delightful property offers a unique opportunity for those seeking a tranquil yet prime location. Tucked away off the road itself, this property is perfect for families or individuals looking for a peaceful retreat while still being walking distance to local amenities.

This home is immaculately presented throughout, showcasing a blend of modern comforts and classic charm. Every corner of this home has been thoughtfully designed to create a warm and inviting atmosphere. The spacious interiors are filled with natural light, enhancing the overall appeal of the property.

One of the standout features of this home is the sun trap rear garden, which provides as an ideal space for relaxation and outdoor entertaining. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues with friends and family, this garden is sure to impress in every way.

Living in this popular area means you will have access to a variety of local shops, cafes, and recreational facilities, making it a convenient choice for everyday living. With its perfect blend of comfort, style, and location, this property is a rare find and is not to be missed.

To arrange access for a viewing, contact Just Property to see all this wonderful house has to offer in person.

ROOM DIMENSIONS

Twitten Up To 5a East Ascent	Lounge / Family Room 25'11" x 16'4" (7.90 x 5.00)
Stairs Up	Doors Out To Rear Garden
Property Front Door	Stairs Up To Second Floor
Porch	Landing
Downstairs Toilet	Bath / Shower Room 9'2" x 6'6" (2.80 x 2.00)
Kitchen 11'9" x 11'1" (3.60 x 3.40)	Bedroom 11'9" x 7'2" (3.60 x 2.20)
Utility / Open Reception	Bedroom With Storage 16'4" x 15'1" (5.00 x 4.60)
Dining / Living Room 26'2" x 15'1" (8.00 x 4.60)	Bedroom 10'5" x 7'2" (3.20 x 2.20)
Stairs Up To First Floor	Bathroom 8'6" x 6'6" (2.60 x 2.00)
Separate Toilet	Tucked Away In A Desirable Location
Bedroom 11'9" x 9'10" (3.60 x 3.00)	

FEATURES

- Four Bedroom Character Home In Burton's St Leonards
- Originally An 1830s Beerhouse (The Anchor)
- 25ft Dining Room With Wood Burning Stove
- Rare Dual Access From Front And Rear
- Principal Bedroom With Juliet Balcony & Sea Views
- Bespoke Bathroom With Roll-Top Bath + Separate Wet Room
- Striking Mezzanine Spaces & Vaulted Ceilings
- 27ft Dual-Aspect Living Room With Garden Access
- Viewing Considered Essential Via Just Property Estate Agents
- Fully Redecorated & Renovated To High Standard Throughout



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.