



West Ascent, St. Leonards-On-Sea TN38 0BB

Offers in excess of £800,000



A beautifully presented five/six bedroom FOUR STOREY PERIOD HOUSE positioned in an UNRIVALLED LOCATION in central St. Leonards, just metres from the seafront. Being within immediate reach of the beach, St. Leonards Gardens and a short leisurely stroll from local eateries, shops and galleries it's perfectly placed to enjoy life by the coast. If you fancy venturing further afield Warrior Square mainline railway station offers connections to London in just over 1 hour and 20 minutes. DESIGNED AND BUILT BY JAMES BURTON the accommodation here enjoys a versatile layout to offer IMPRESSIVE PROPORTIONS and an abundance of character features throughout. The ground floor is arranged as a bay fronted living room which enjoys a sunny SOUTHERLY ASPECT and is open to the dining room, creating an ideal sociable space. There is also one bedroom, a CLOAKROOM and access out to the REAR COURTYARD GARDEN on this floor. The lower ground floor houses a spacious KITCHEN & BREAKFAST ROOM which provides ample storage and worktop space along with a utility room with a w/c and shower. There is also a double bedroom which is currently



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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