

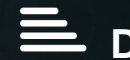
JOHN BRAY & SONS



3 East Ascent

, St. Leonards-On-Sea, TN38 0DS

Offers In Excess Of £700,000



3 East Ascent

, St. Leonards-On-Sea, TN38 0DS

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.

The location: East Ascent is among St Leonards' most desirable addresses, enviably positioned moments from the beach and at the heart of this vibrant coastal neighbourhood. Award-winning

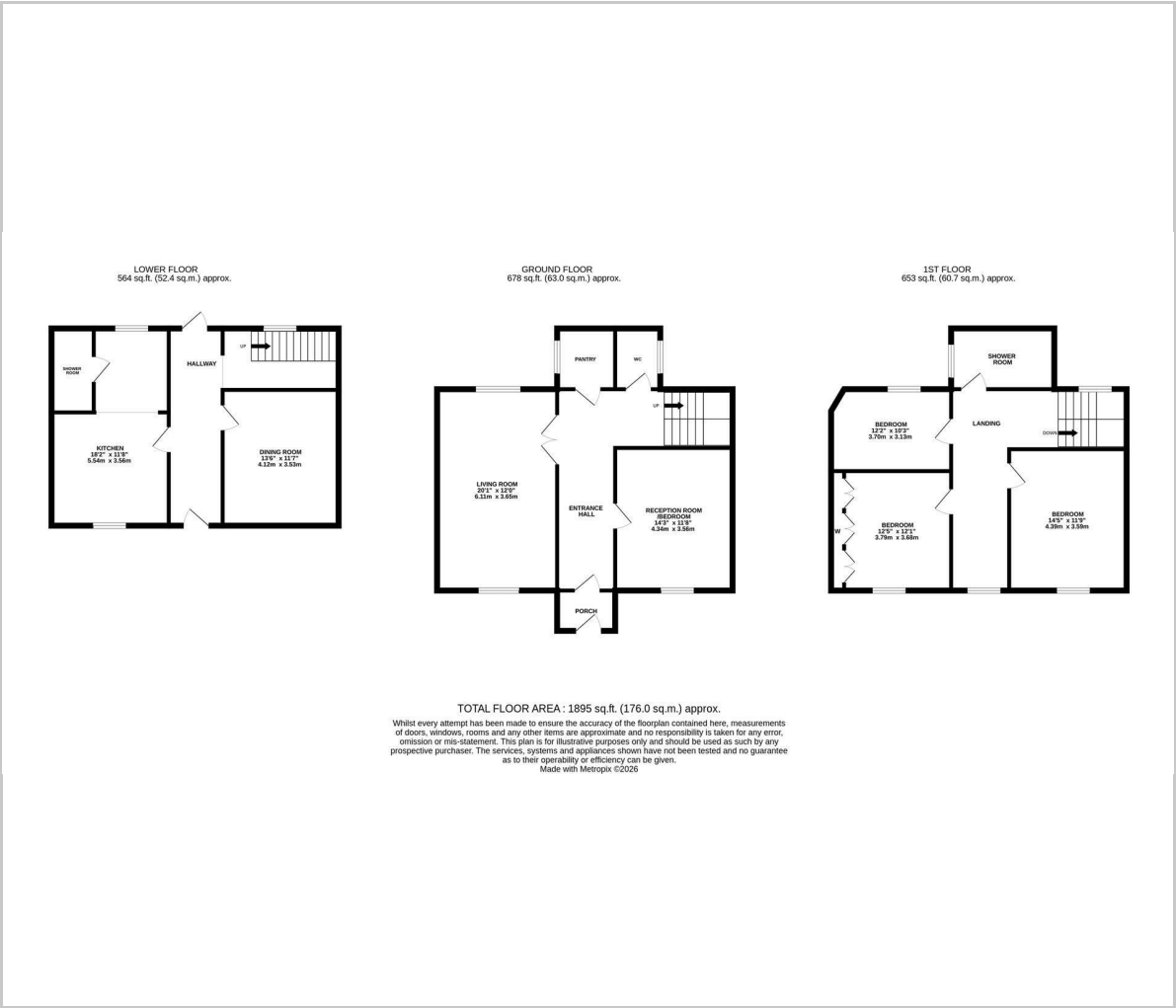




restaurants, independent shops, galleries and cafés are all within easy walking distance, while St Leonards Warrior Square station provides direct connections to London and beyond



Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hasting, East Sussex, TN34 3EL
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

Area Map



Energy Efficiency Graph

