



EAST ASCENT  
ST LEONARDS ON SEA

£395,000  
*Share of Freehold*

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# CROFT



## EAST ASCENT, ST LEONARDS ON SEA

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Awash with gentle character, this sympathetic Grade II listed Georgian conversion sits in the popular terrace of East Ascent. Unfolding over 1265 square feet, a consistent palette paired with modern touches complements the buildings otherwise traditional fabric.

### Inside

Entry is via a glazed timber door set beneath a covered porch. Inside, a long hallway runs the length of the plan, with half-height panelling and exposed sandstone block work lining the walls. Engineered oak flooring runs underfoot beneath softly curved plasterwork. The large principal bedroom sits to the front of the plan, where an arched recess with decorative corbels is set within vertical panelling.



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A pair of timber sash windows with fitted shutters draw soft southerly light. A second double bedroom lies beyond, looking onto the enclosed rear courtyard. A large fireplace with stone surround centres the space, while an elevated internal window filters light into the hallway. The family bathroom sits to the rear, finished in large-format tile, complete with a separate bath and walk-in rain shower. A useful utility area and integrated storage cupboards conclude the space.

Delicate balustrade with exposed treads climbs to the upper floor, where wide original boards run underfoot. A smaller third bedroom is currently utilised as a study, offering integrated storage and a period-appropriate fireplace, set within a familiar sandstone wall. The main living area occupies the entire front elevation, with two segmental windows set within intricate reveals providing symmetry. Layered cornicing frames the ceiling, while a Carrara marble fireplace anchors the room.



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Full-height panelled doors divide the space from the adjoining kitchen, allowing light to move between the space. Deep grey cabinetry is topped with a quartz, with a large central island providing space for informal dining. Bespoke joinery flanks an imposing timber fireplace, paired with a pale tiled hearth.

## Outside

A recessed courtyard sits neatly to the front below street level, complete with useful storage area. To the rear, a second enclosed terrace provides space for potting and seating, enveloped in dark walls laid with playful patterned tiling underfoot.

## Area

East Ascent lies within a few moments' walk of the independent shops, galleries and restaurants of Norman Road and Kings Road. The promenade and St Leonards Gardens are moments away, with the surrounding architecture of James and Decimus Burton lending a strong sense of history. St Leonards Warrior Square station provides a direct link to central London.





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