



**Terrace Road
St Leonards-On-Sea, East Sussex TN37 6BN**

Offers over £200,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Terrace Road, St Leonards-On-Sea, East Sussex TN37 6BN

Stylish Two-Bedroom Apartment with Panoramic Sea Views – Ashley Court, St Leonards

Located on the second floor of the well-regarded Ashley Court, this beautifully presented two-bedroom apartment offers bright, spacious accommodation with high ceilings, abundant natural light, and stunning views across Warrior Gardens and out to sea.

The apartment features a generous open-plan living area and kitchen, thoughtfully designed to maximise the impressive outlook. Large windows frame the picturesque scenery, while the modern kitchen is fitted with sleek cabinetry and provides ample storage and workspace.

Both bedrooms are well-proportioned, offering a peaceful atmosphere and enhanced sense of space, thanks to the high ceilings. The principal bedroom enjoys lovely views over Warrior Gardens, and the second bedroom makes an ideal guest room, study, or additional reception space. A contemporary shower room completes the accommodation, featuring a stylish walk-in shower.

Throughout the property, large windows draw in natural light and showcase the ever-changing coastal and garden views.

Ashley Court is an attractive period building, enviably located in the heart of St Leonards, just a short walk from the seafront, popular cafés, independent shops, galleries, and excellent transport links — including St Leonards Warrior Square station with direct services to London.

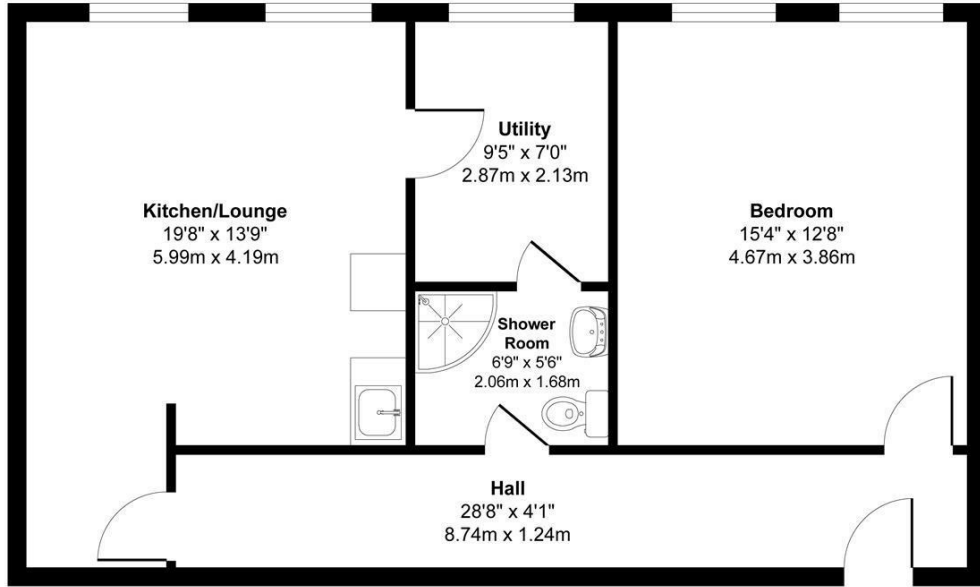
This is a fantastic opportunity to acquire a light-filled, characterful apartment in a sought-after coastal setting, perfectly blending period charm with modern open-plan living.

- EPC A
- GROUND RENT £80PA
- 198 YEAR LEASE FROM 1986
- HIGH CEILINGS THROUGHOUT
- CHAIN FREE
- SERVICE CHARGE £2,210PA
- TWO BEDROOM SECOND FLOOR APARTMENT WITH LIFT IN BUILDING
- COUNCIL TAX A
- VIEWS OVER THE SEA AND WARRIOR GARDENS
- CLOSE TO ST LEONARDS WARRIOR SQUARE STATION

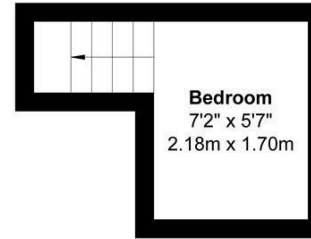


Ashley Court

Approximate Gross Internal Floor Area
724 sq. ft / 67.26 sq. m

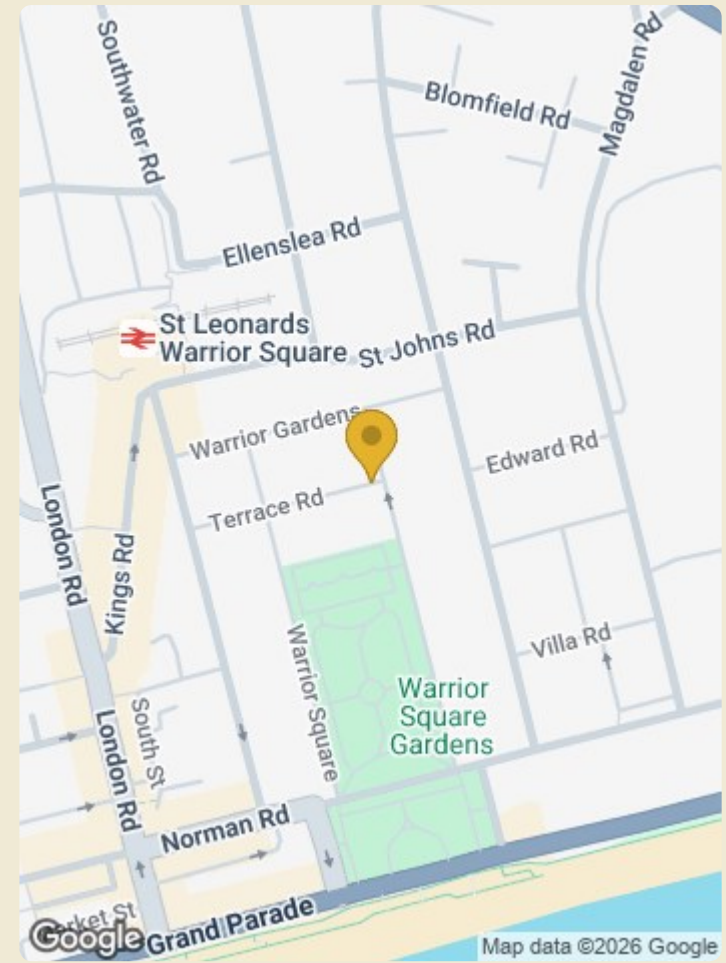


GROUND FLOOR



FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	79 → 82	England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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