



**East Ascent**  
**St Leonards-On-Sea, TN38 0DS**  
**£220,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## East Ascent, St Leonards-On-Sea, TN38 0DS

Looking for a well-proportioned character flat with sea views?

This two-bedroom first floor apartment in East Ascent offers a smart layout, plenty of charm and a front row position above the coastline.

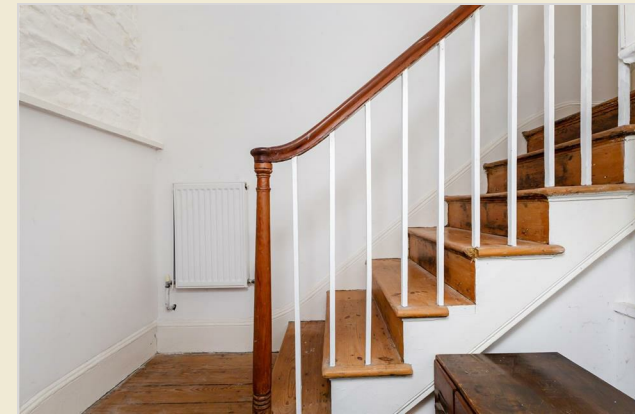
Set in a Grade II listed building and positioned along one of St Leonards' most recognisable streets, this two-bedroom apartment with its own private entrance is set on the first floor of a character building offers a great mix of period charm and coastal views. The rooms have a good sense of proportion, sanded original floorboards and large windows helping to create a light, open feel throughout.

The main living space sits to the front, where sea views provide a strong focal point and the layout comfortably accommodates both a seating and dining area. The kitchen sits just off the hallway and has a clean, functional finish. Both bedrooms are a good size, and the property as a whole is well presented, with a neutral decor that works well alongside the building's original features.

Located in the heart of St Leonards, the apartment is close to the seafront, local galleries, coffee shops and the station — all within a few minutes' walk. This stretch of East Ascent continues to attract buyers looking for interesting architecture and a lifestyle that blends the creative with the coastal.

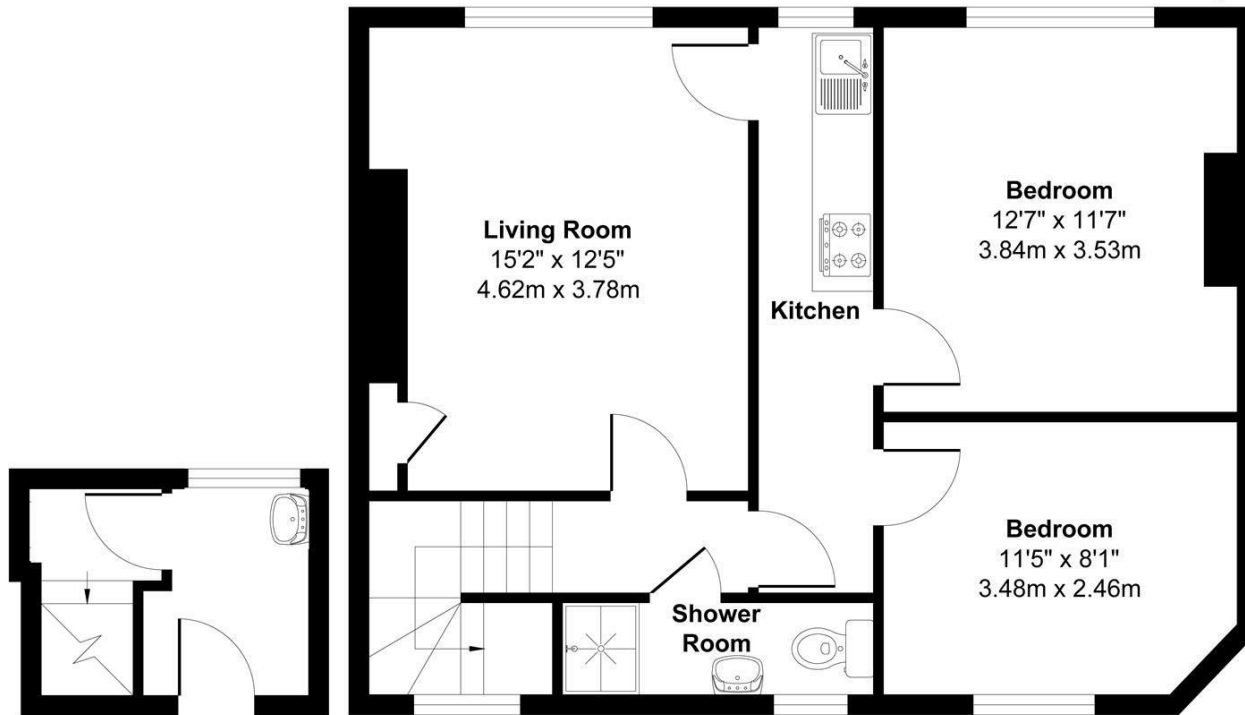
The building itself is well maintained and offers a sense of stability that's important in period conversions. Whether as a main home or a weekend base, this flat offers space, character and strong views in one of the most established parts of town.

- CHARACTER BUILDING IN PRIME ST LEONARDS LOCATION
- SPACIOUS FIRST FLOOR LAYOUT WITH PRIVATE ENTRANCE
- CHAIN FREE
- IDEAL AS MAIN HOME OR WEEKEND BASE
- GRADE II LISTED BUILDING
- SEA VIEWS THROUGHOUT
- SHARE OF FREEHOLD WITH A NEW LEASE OF 999 YEARS ON COMPLETION
- TWO GOOD SIZED BEDROOMS
- COUNCIL TAX A
- CLOSE TO SEAFRONT, SHOPS AND STATION



## East Ascent

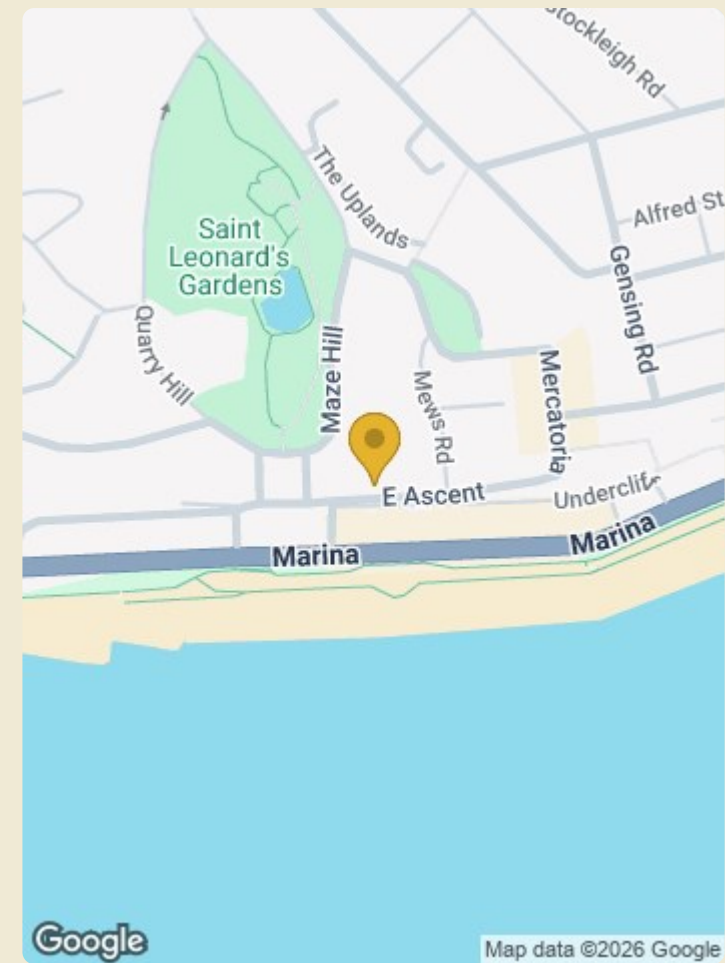
Approximate Gross Internal Floor Area  
678 sq. ft / 62.98 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



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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