



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**VIEWING HIGHLY
RECOMMENDED**



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

Share of Freehold | Flat | 2 Bedrooms

Home + Castle are delighted to offer this beautifully presented Grade II listed TWO double BEDROOM FIRST FLOOR FLAT. Total floor area - 57 square metres.

Ideally situated within minutes of the St Leonards sea front, the town centre and St Leonards Warrior Square Station. Comprising two double bedrooms, spacious lounge/dining room offering sea views. Modern fitted kitchen and bathroom. Further benefits include share of freehold, a long lease, character features and efficient gas heating. Offered to the market with no onward chain.

FOR SALE
SHARE OF
FREEHOLD
£220,000

Location

This lovely apartment is ideally situated for those that want to live near the sea. You will find St Leonards seafront within easy reach at the end of the road. To the west is the historic St Leonards gardens, a beautiful landscaped space.

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are purely for illustration purposes and are only included if integrated, built-in, or specifically stated.

Approach

The property is approached by steps leading to the front main entrance into a communal hallway and flat entrance with stairs leading to the flat. This area is carpeted. The stairs lead to an open landing area.

Lounge 13'6" x 12'5" (4.14m x 3.81m)

Dual sash windows to the front aspect with views to the sea, open sandstone fireplace with slate hearth, Charnwood 4 wood burner, carpet, radiator and power sockets. coved ceiling.

Kitchen 12'7" x 8'5" maximum of (3.86 x 2.57 maximum of)

A modern range of base and drawer units in cream with wooden fitted work surfaces. Open wooden shelving. Integrated eye level double oven and ceramic hob, integrated new washer/dryer, integrated dishwasher and fridge. Stainless steel sink and drainer, wood panelled walls. Cupboard housing the Ideal combi boiler, vinyl flooring, fitted light, power sockets and window.

Bathroom 5'10" x 5'10" (1.8 x 1.8)

Modern white suite comprising panelled bath with traditional chrome shower attachment. Low level WC, pedestal hand basin, white ladder style towel rail, fully tiled walls, obscure window and vinyl flooring.

Bedroom One 13'1" x 11'1" (4 x 3.4)

Situated to the rear aspect a good sized bedroom with carpet, power sockets, pendant light, radiator and sash window.

Bedroom Two 10'4" x 7'6" (3.15 x 2.29)

Sash style window to the front aspect offering sea views. Carpet, power sockets, pendant light, and radiator.

Lease Details

Lease: 125 years from October 2015 with a share of the freehold

Service Charge: As and when required.

Additional information

Council Tax Band - A

Residents parking permit application – K district and visitor parking permit books are available from East Sussex County Council website.

Floor Plan

FIRST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

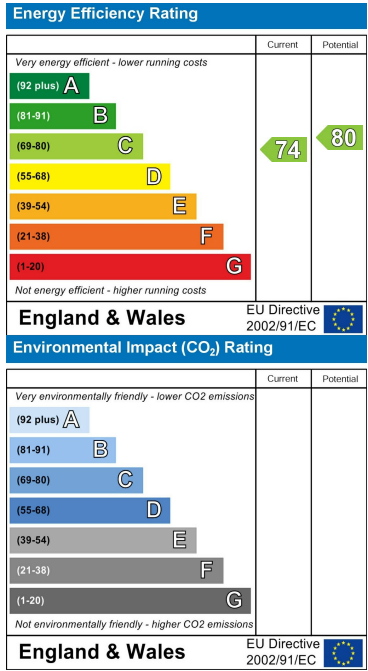


TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix i2020.

Area Map



Energy Efficiency Graph



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.