

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## East Ascent

St Leonards On Sea, TN38 0DS

£165,000



Council Tax:



# 15A East Ascent

St Leonards On Sea, TN38 0DS

£165,000



## PRIVATE ENTRANCE

## HALLWAY / KITCHEN

Kitchenette area comprising base and wall units and space for appliances.

## LIVING ROOM

18'8" x 16'3" (5.69 x 4.95)

2 windows facing front, radiator.

## BEDROOM

13'5" x 11'6" (4.1 x 3.5)

Window facing rear, radiator

## BEDROOM

13'9" x 8'0" (4.2 x 2.45)

Door to courtyard, radiator

## COURTYARD

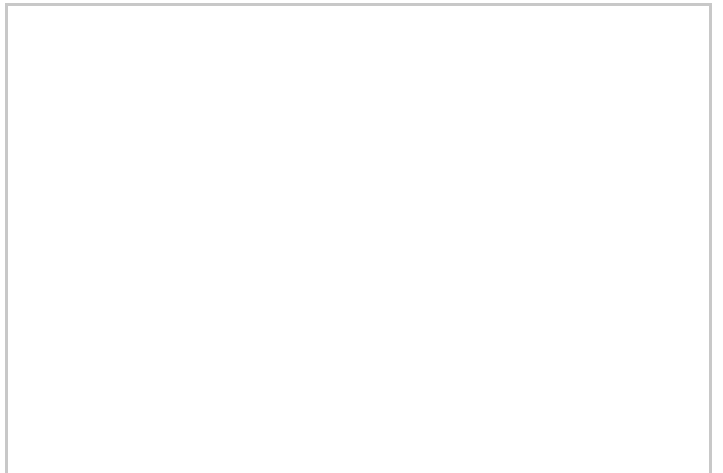
10'6" x 10'6" (3.20 x 3.20)

## SHOWER ROOM

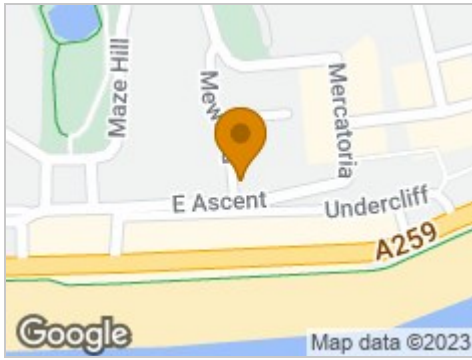
Shower cubicle, wash basin, and WC.

## LEASE INFORMATION

Share of Freehold, 999 year lease, service charges paid as and when needed (split 3 ways).



## Road Map



## Hybrid Map



## Terrain Map



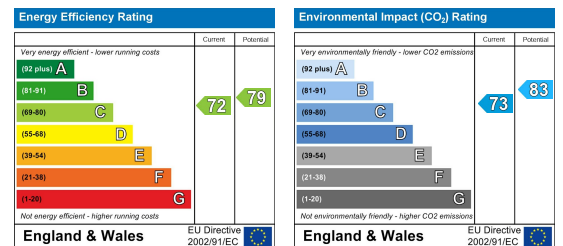
## Floor Plan



## Viewing

Please contact our Hunters St Leonards on Sea Office on 01424 429355 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.