



Grand Parade
St. Leonards-On-Sea, TN37 6DW

£220,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Grand Parade, St. Leonards-On-Sea, TN37 6DW

Located in the sought-after Grand Court, this well-presented one-bedroom apartment — with potential to reconvert into two bedrooms — offers a fantastic opportunity to experience coastal living at its finest. Situated within a well-managed and maintained building, this home combines comfort, style, and a strong sense of community.

Upon entering, you're welcomed by light-filled interiors featuring excellent views and neutral tones that create a warm and inviting atmosphere. The spacious living area is perfect for both relaxing and entertaining, with large windows framing breathtaking sea views and allowing natural light to flood the space. From here, step out onto your private balcony — an ideal spot to enjoy your morning coffee or take in stunning sunsets over the coastline.

There is also use of a separate rear balcony, perfect for pots and plants.

The kitchen is functional and well-equipped, with ample workspace and integrated appliances — ideal for those who love to cook.

The main bedroom is well-proportioned, offering built-in storage and sea views, creating a peaceful retreat. The bathroom features both a bath and shower.

Grand Court is known for its proactive management and excellent communal areas, ensuring a hassle-free living experience. Ideally located in St. Leonards, you're just moments from the vibrant cafés, galleries, and independent shops of Norman Road, as well as the stunning seafront promenade. Excellent transport links — including St. Leonards Warrior Square station — provide easy connections to London and beyond.

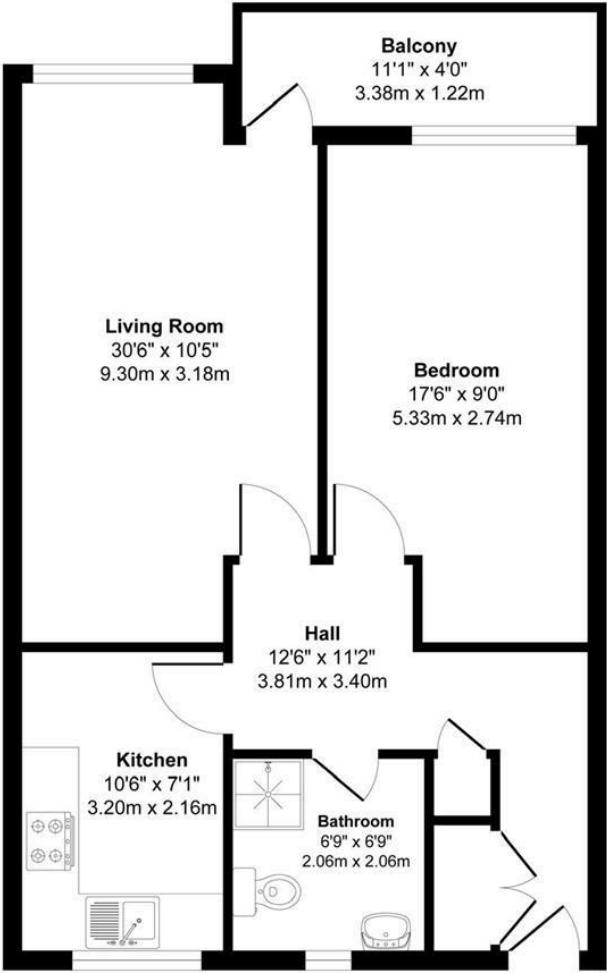
Whether you're seeking a full-time home or a stylish coastal retreat, this apartment offers the perfect blend of modern living, breathtaking views, and a prime location.

- EPC C
- SHARE OF FREEHOLD APARTMENT WITH 125 YEAR LEASE FROM 2006
- £0 GROUND RENT
- STUNNING SEA VIEWS
- SEPARATE ENTRANCE
- COUNCIL TAX A
- APPROX. £1251 SERVICE CHARGE AND MAINTENANCE
- ONE BEDROOM APARTMENT
- SECOND FLOOR
- CLOSE TO TRAIN STATION AND LOCAL SHOPS



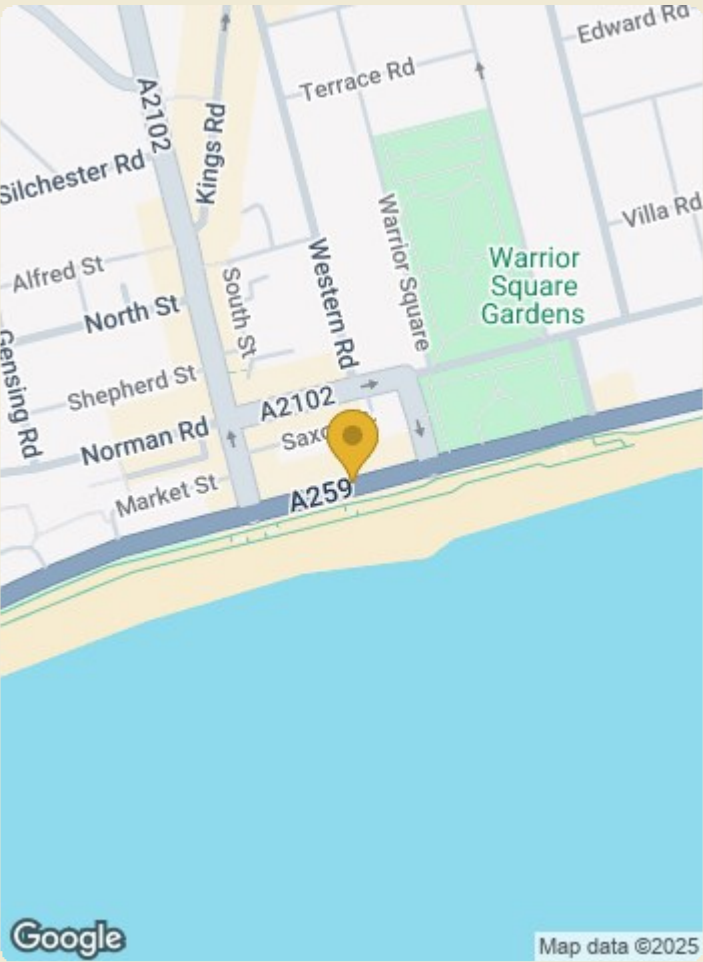
Grand Court

Approximate Gross Internal Floor Area
579 sq. ft / 53.79 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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		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.

