

## Grosvenor Crescent, St. Leonards-On-Sea TN38 0AA

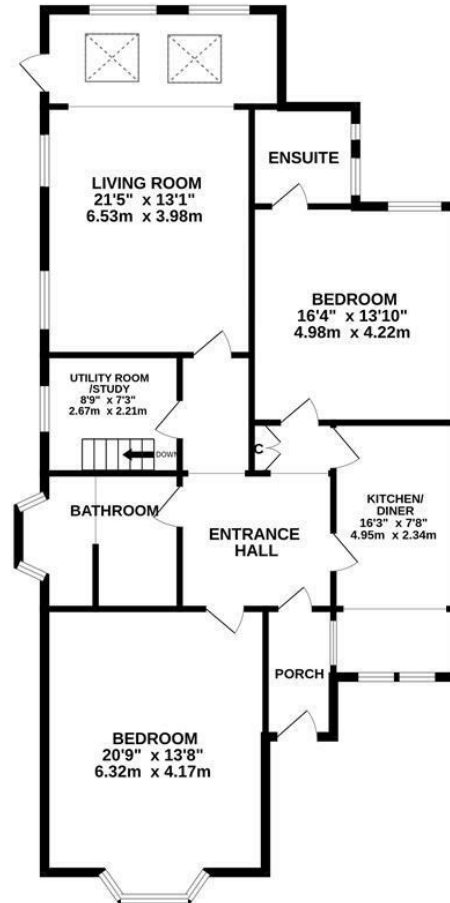
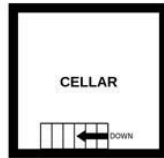
Offers in excess of £485,000



An exquisite two bedroom GARDEN APARTMENT situated in an enviable position ADJACENT TO THE SEAFRONT and within walking distance to local shops and West St. Leonards railway station. Spanning the ground floor of this IMPRESSIVE VICTORIAN RESIDENCE and accessed via a private entrance, which would have formerly been the main entrance to the house, the accommodation here enjoys grand proportions and is PRESENTED TO AN IMMACULATE STANDARD throughout. Having been painstakingly restored the accommodation retains a WEALTH OF ORIGINAL AND ENHANCED FEATURES including exposed floorboards which flow throughout, detailed cornicing and restored heritage cast iron radiators. It's arranged as a bright dual aspect living space, fitted with a WOOD BURNING STOVE with direct access out to the landscaped garden. There is a separate kitchen/breakfast room fitted with new Fenix and oak fronted kitchen units by Plykea incorporating integrated appliances and a COSY DINING NOOK, the separate utility/laundry room features a hatch with stairs leading down to the CELLAR which provides a useful storage area. There are TWO

BASEMENT  
85 sq.ft. (7.9 sq.m.) approx.

GROUND FLOOR  
1251 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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