



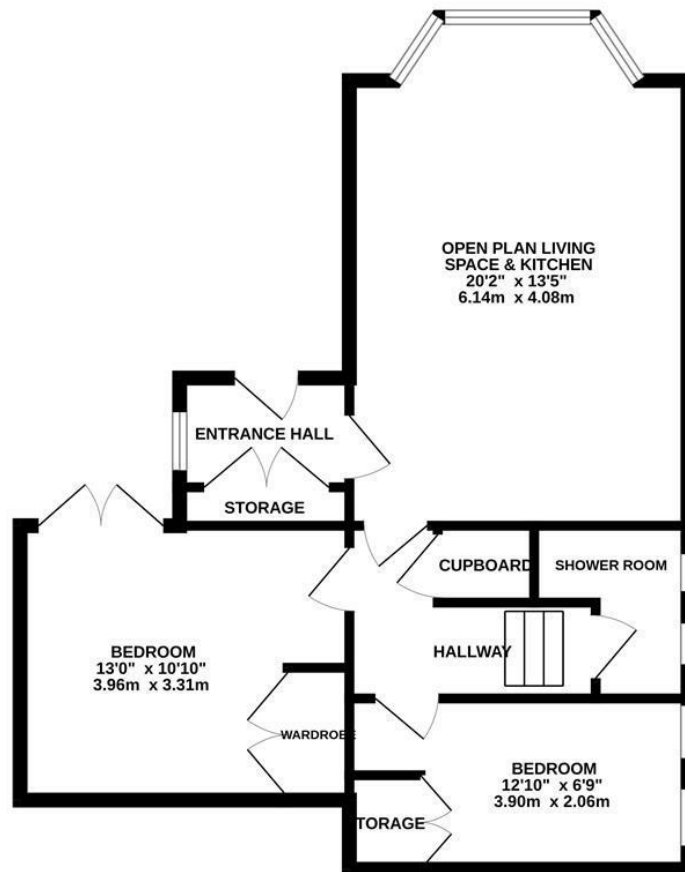
## Grosvenor Crescent, St. Leonards-On-Sea TN38 0BX

Offers in excess of £350,000



A beautifully presented TWO BEDROOM APARTMENT spanning the ground floor of this attractive period residence with a PRIVATE FRONT GARDEN. It occupies an enviable position, ADJACENT TO THE SEAFRONT and within walking distance to local shops and West St. Leonards railway station. Accessed via a PRIVATE ENTRANCE the accommodation here is presented to an excellent standard throughout yet retains a WEALTH OF ORIGINAL FEATURES including high ceilings and a stained glass window. The BRIGHT LIVING SPACE is open to the contemporary kitchen which creates the perfect sociable space and features a LARGE BAY WINDOW providing the ideal dining nook and frames a Southerly aspect. There are two double bedrooms, both benefitting from BUILT-IN WARDROBES together with a STYLISH SHOWER ROOM. Externally there is a front garden providing plenty of room for a bistro table and chairs to enjoy the sun or DINE AL-FRESCO. Being sold with a long lease and SHARE OF FREEHOLD this fantastic property is not to be missed.

GROUND FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.5 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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