



GRAND PARADE ST LEONARDS ON SEA

£425,000
Share of Freehold

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GRAND PARADE, ST LEONARDS ON SEA

£425,000 Share of *Freehold*

A thoughtfully redesigned, split-level apartment

- ~ Central St Leonards
- ~ Private entrance
- ~ Two double bedrooms
- ~ Views of the English Channel
- ~ Private courtyard

Spanning two storeys of an elegant Victorian terrace is this thoughtfully redesigned, split-level apartment. A contemporary finish and neutral pallet runs throughout, with over 1600 square feet of living space. Offering views of the English Channel, a private entrance and a secluded courtyard.



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Inside

The private entrance is accessed directly opposite the promenade. Internally, minimalist design and white-washed walls are complimented by engineered timber flooring and natural light. Extensive floor space is cleverly separated by bookcases, while tall ceiling heights coupled with enclosed beams compliment the apartments industrial feel. The main living area is positioned to the front, where a large triple sash window frames the southerly view of the coastline.

A bespoke in-frame kitchen sits at the rear, hand painted in a pale olive green and topped in black quartz, fitted with Rangemaster oven, integrated appliances and double butlers sink. Centrally, a large island covered in a contrasting oak provides ample storage. A dining area sits parallel, with further living space behind currently used as a home gym. An elevated window and frame-less glass panels reveal light to the room below, giving additional character.

A semi open staircase leads to the lower floor. At the rear a large double bedroom features two considerable light wells, giving way to the space above. Adjacent to this sits a modern bathroom, fitted with a generous bath and separate shower, finished in a quartz tile.



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Linked by a long hallway, the laundry room currently houses freestanding storage units and countertop. To the front of the plan, a master bedroom gives access to the courtyard. An adjoining walk-through wardrobe leads to the en-suite bathroom, fitted with a rain shower, further bath and terrazzo style tiles underfoot.

Outside

The private courtyard offers a large storage cupboard and secluded area for dining, stairs lead to ground level boundary by decorative wrought iron railings and a gate.

Area

Situated at the foot of central St Leonards both Kings Road and Normans Road are moments away, offering an abundance of independent shops, eateries and galleries. The old town is within walking distance, providing additional unique retailers and traditional festivities. St Leonards mainline station is a five-minute walk, with direct links into Central London.





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