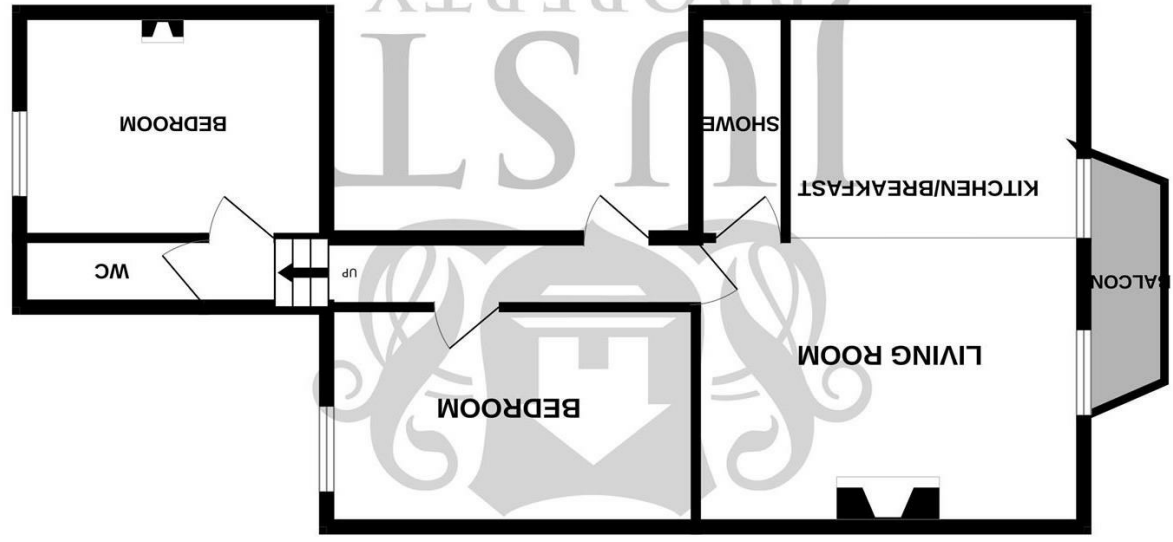


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	74
Potential	79



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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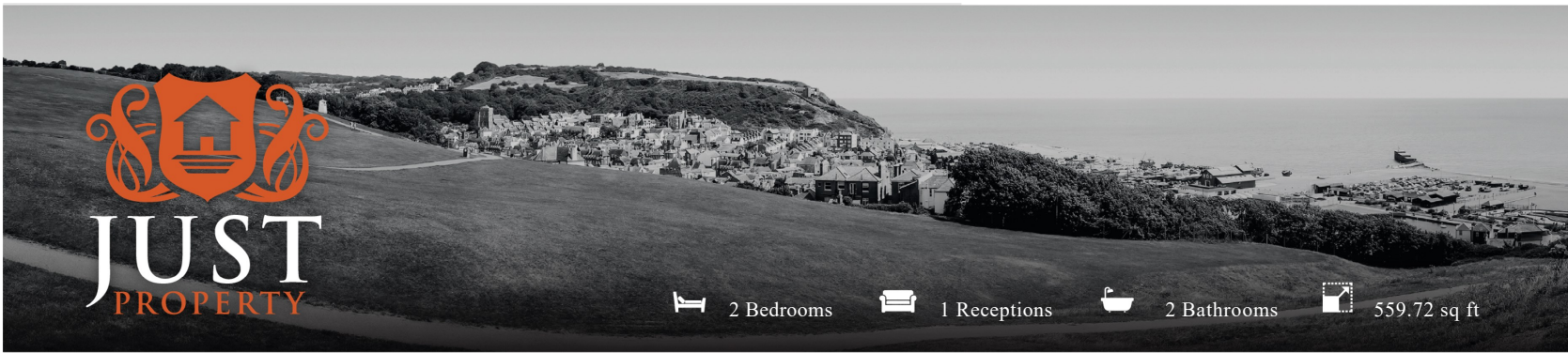
SECOND FLOOR



FLOORPLANS

Flat 3, 7 Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE

www.justproperty.net



2 Bedrooms | 1 Receptions | 2 Bathrooms | 559.72 sq ft

Leasehold

£300,000

Flat 3, 7 Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE





2 Bedrooms 1 Receptions 2 Bathrooms 559.72 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented and spacious two bedroom second floor apartment, situated in this prime seafront location, boasting, far-reaching views from both aspects of the property out towards Beachy head as well as over the bowling green and towards Hastings. The apartment is ideally positioned for access to the beach, the promenade as well as being close to local shops and amenities making this the perfect seaside retreat to enjoy the entertainment spaces of St Leonards and Hastings.

The property accommodation spans across the whole of the second floor to include a spacious entrance hallway, a principal bedroom with built-in wardrobes and wonderful bath to enjoy relaxing, a second bedroom with original fireplace, a separate WC, and a recently refitted shower room. A particular feature of the property is the open plan living area with generous proportions, and many built in kitchen appliances as well as two large windows to let the light flood in.

Another feature of this chain free property is the small balcony off of the lounge to enjoy a morning coffee and the sunrise.

The property is being sold chain with a 119 year lease, maintenance is currently £50 pcm and £100 per annum ground rent.

To fully appreciate the, quality of the apartment viewing is considered highly recommended by the vendors choice of sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Stairs To Second Floor

Front Door

Entrance Hallway
21'8" x 2'6" (6.61 x 0.78)

Shower / WC
6'11" x 3'11" (2.12 x 1.20)

Kitchen Dining Space
11'4" x 6'11" (3.47 x 2.11)

Lounge
15'1" x 13'4" (4.60 x 4.07)

Bedroom with Bath
14'0" x 9'4" (4.28 x 2.85)

WC
5'8" x 2'55" (1.75 x 0.78)

Bedroom

12'0" x 7'11" (3.66 x 2.43)

Balcony - access via window

FEATURES

- CHAIN FREE
- Two Bedrooms
- Shower Room
- Amazing Dual Aspect Views
- Open Plan Living Spaces
- 119 Year Lease
- Immediate Access To Beach and Seafront
- Stunning Bespoke Interiors
- Fantastic Designer Bath In Bedroom
- Prime Seafront Location

