



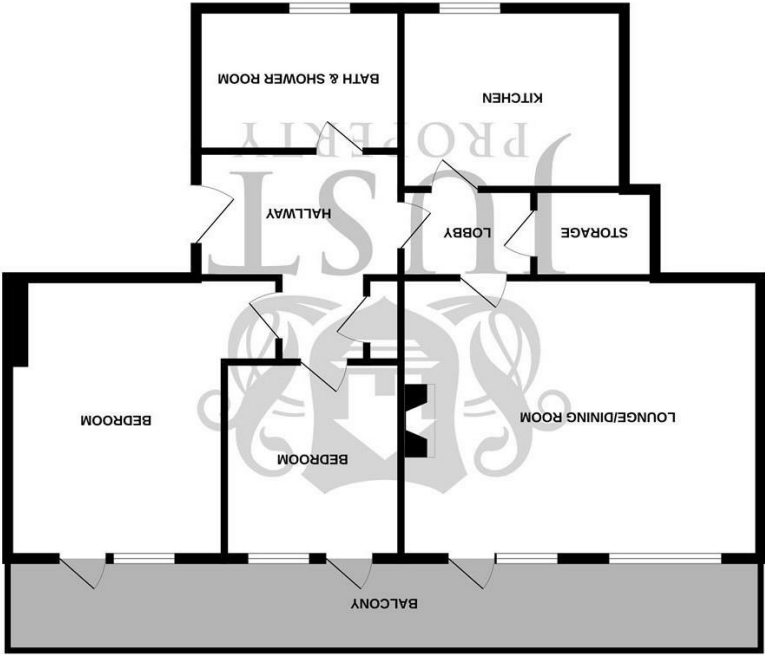




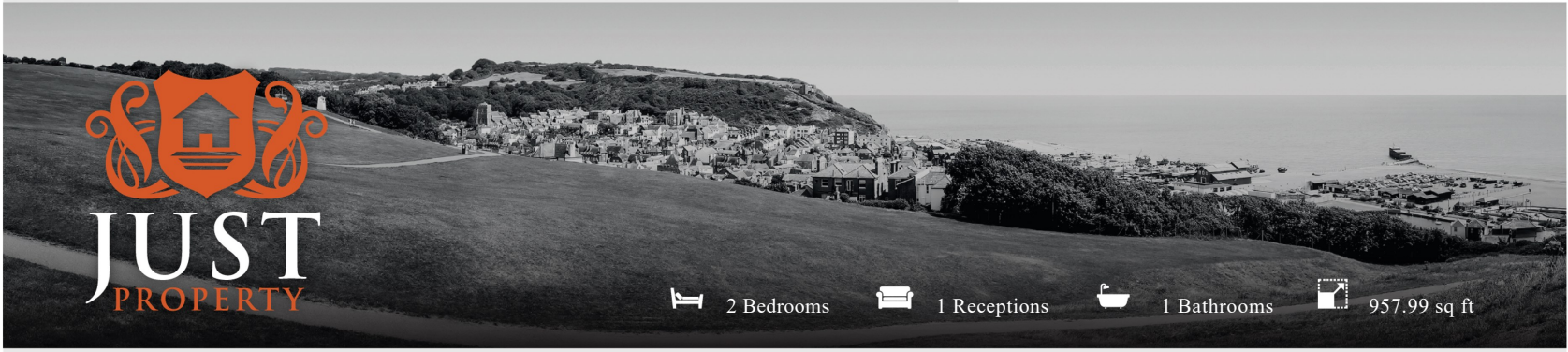
Energy Efficiency Rating			
EU Directive 2002/91/EC			
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
			
			
		Potential	Current



GROUND FLOOR



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2 Bedrooms 1 Receptions 1 Bathrooms 957.99 sq ft

Flat 9, Wilton House Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AG

Leasehold - Share of Freehold

£400,000





2 Bedrooms

1 Receptions

1 Bathrooms

957.99 sq ft

PROPERTY DETAILS

****Offers Over £400,000****

A Rarely Available Hall Floor Apartment with Balcony, Garden & Sea Proximity

Just Property are delighted to bring to market this beautifully presented and spacious two double bedroom apartment, occupying an entire floor of the highly sought-after Wilton House in St Leonards-on-Sea. Offering an exceptional blend of period charm and modern style, this unique apartment benefits from its own private rear entrance, a full width balcony accessible from the lounge and both bedrooms, and a private garden area.

Perfectly positioned just moments from local shops, West St Leonards railway station, the vibrant café culture of Norman Road, and the stunning seafront and promenade, this apartment is a true gem.

The light-filled interior features solid oak flooring throughout the lounge, hallway, and study area, while wooden shutters enhance the charm of both bedrooms. The modern kitchen has been recently updated and includes a double Neff oven and integrated Zanussi appliances. A new Valliant boiler was installed in 2022 and is still under warranty.

A standout feature of this home is its direct, licensed access to Marina Gardens via the rear garden—offering an exceptional sense of privacy and tranquillity rarely found in apartments.

Further highlights include:

Share of freehold

Approximately 150 years remaining on the lease

Current service charge approx. £5,300 per annum

Generous living/dining room with floor-to-ceiling windows

Period features and high ceilings throughout

ROOM DIMENSIONS

Private Rear Entrance

Communal Front Door and Hallway

Front Door

Entrance Hallway

Bath and Shower Room
11'3" x 6'8" (3.45 x 2.05)

Bedroom
14'9" x 12'8" (4.50 x 3.88)

Lobby and Storage Area

Bedroom
10'1" x 9'3" (3.08 x 2.82)

Inner Hallway

Kitchen
11'4" x 9'7" (3.47 x 2.94)

Large Storage Cupbaord

Lounge and Dining Room
19'4" x 15'2" (5.91 x 4.63)

Balcony - Full Width

Decked Garden Area

Private Access From Marina Gardens

FEATURES

- Share of Freehold
- Two Double Bedrooms
- Full Width Balcony
- Decked Garden Area
- Long Lease
- Fantastic Sea and Garden Views
- Moments From the Seafront and Beach
- Wonderful Fully Fitted Kitchen with Neff and Zanussi Appliances
- Wooden Shutters in Bedrooms
- Recently Fitted Gas Combi Boiler

