



ESTATE AGENTS

**Second Floor Flat, 23, Grosvenor Crescent, St. Leonards-On-Sea, TN38 0AA**

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**Offers In Excess Of £420,000**

PCM Estate Agents are delighted to present to the market his IMPRESSIVE THREE BEDROOMED APARTMENT with SPECTACULAR SEA VIEWS and a SHARE OF FREEHOLD. Located on the SECOND FLOOR of this ATTRACTIVE OLDER STYLE RESIDENCE situated in this PRIME SEAFRONT LOCATION.

Inside, this wonderful apartment offers spacious accommodation comprising an entrance hall, AMPLE STORAGE SPACE, LARGE LIVING ROOM with STUNNING SEA VIEWS, MODERN KITCHEN again affording those lovely sea views, TWO LARGE DOUBLE BEDROOMS, additional THIRD BEDROOM which is currently utilised as a study/ office space, and a bathroom with SEPARATE WC. There is also an INCREDIBLY LARGE LOFT SPACE which already has two windows and plumbing in readiness for a loft conversion, subject to the relevant planning and building consents. There is the potential to get TWO FURTHER BEDROOMS and a shower room and within the loft space, as well as a balcony to take in those lovely views.

Set back from the road and IDEALLY POSITIONED adjacent to Grosvenor Gardens and St Leonards seafront, considered to be within walking distance of West St Leonards railway station and nearby local amenities. This apartment is also within reach of central St Leonards with its vast range of independent shops, award winning eateries and galleries, along with an additional mainline railway station at Warrior Square providing convenient links to London.

#### **COMMUNAL ENTRANCE**

Located at the side of the building leading to communal entrance hall with stairs rising to the second floor, private front door to:

#### **ENTRANCE HALL**

Spacious hallway with radiator, wall mounted consumer unit for the electrics, wall mounted entry phone system, additional storage space, telephone point, two large storage cupboards, once housing space and plumbing for washing machine and the other offering additional storage space and has a window, high ceilings, wall mounted digital control for gas fired central heating, loft hatch providing access to loft space, The loft space is incredibly large and offers potential to convert into, subject to the necessary planning and building consents. There is already plumbing in the loft area and a Velux window to the rear and front elevations in readiness for any planning applications/ approvals in the future.

#### **LOUNGE-DINING ROOM**

19'5 x 14'3 (5.92m x 4.34m)

Television point, fireplace, picture rail, high ceilings, double glazed windows to front aspect with lovely views extending over Grosvenor Gardens and out to sea.

#### **KITCHEN**

13'7 x 11' narrowing to 8'6 (4.14m x 3.35m narrowing to 2.59m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over and oven below, inset one & ½ bowl drainer-sink unit with mixer tap, picture rail, space for tall fridge freezer, space and plumbing for dishwasher, Radiator, dual aspect room with double glazed windows to side and front aspects both allowing for pleasant view over Grosvenor Gardens and out to sea.

#### **BEDROOM ONE**

18'9 x 14'1 (5.72m x 4.29m)

Built in cupboard, period fireplace, picture rail, double radiator, double glazed window to rear aspect.

#### **BEDROOM TWO**

14'7 x 11'7 (4.45m x 3.53m)

Radiator, double glazed window to side aspect.

#### **BEDROOM THREE**

8'1 x 6'9 (2.46m x 2.06m)

Currently utilised as an office space with wall mounted boiler, radiator, double glazed window to side aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, radiator, airing cupboard, tiled walls, wood effect vinyl flooring, double glazed pattern glass window to side aspect for privacy.

#### **SEPARATE WC**

Dual flush low level wc, wash hand basin, part tiled walls, wood effect vinyl flooring, Radiator, double glazed pattern glass window to side aspect.

#### **TENURE**

We have been advised of the following:

1/3 Share of Freehold - transferrable with the sale.

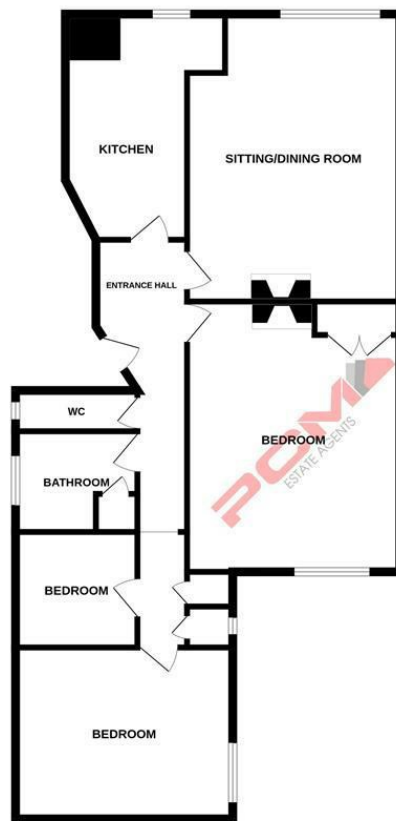
Lease: Approximately 115 years remaining.

Maintenance: As & When required

Council Tax Band: A



GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		