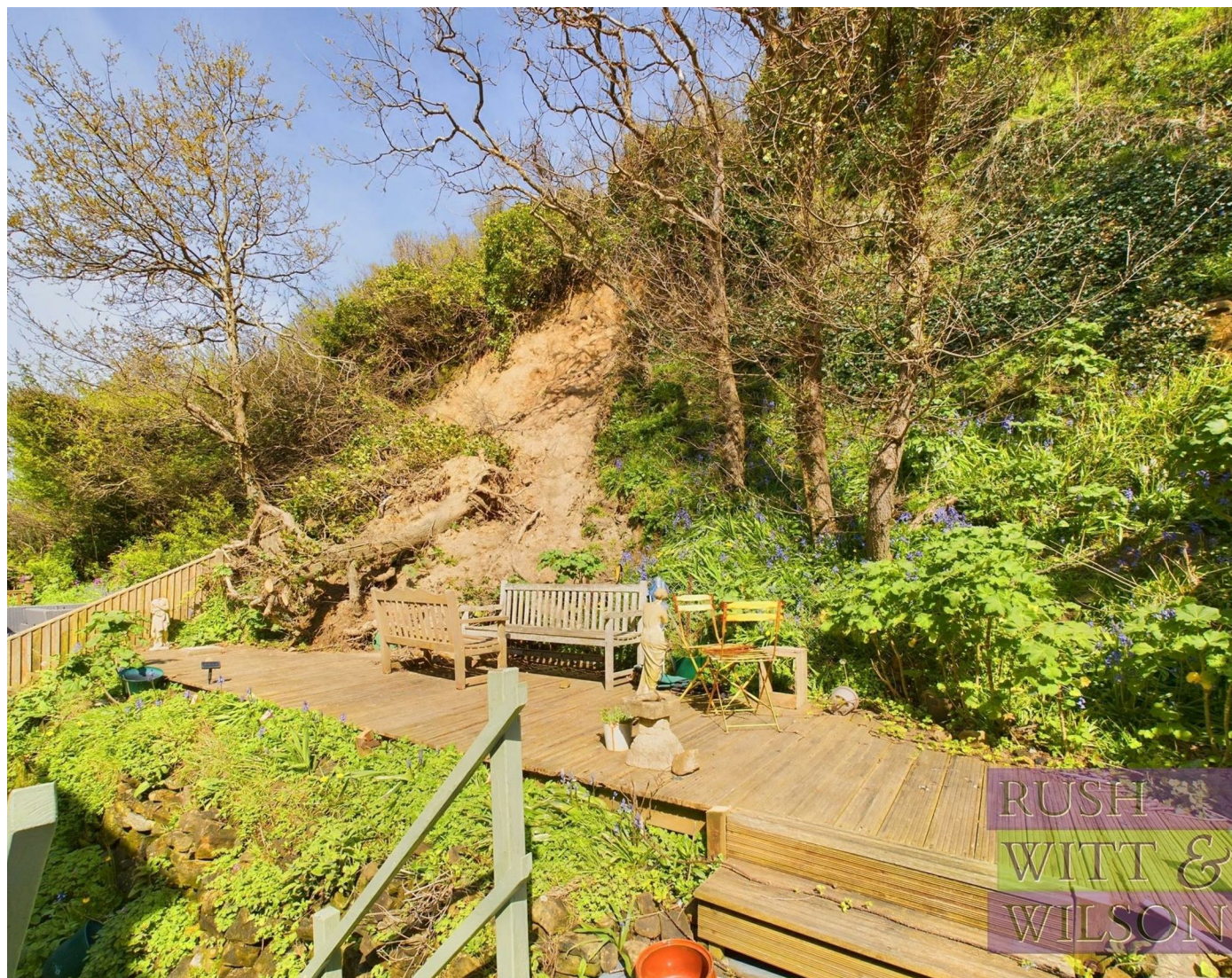
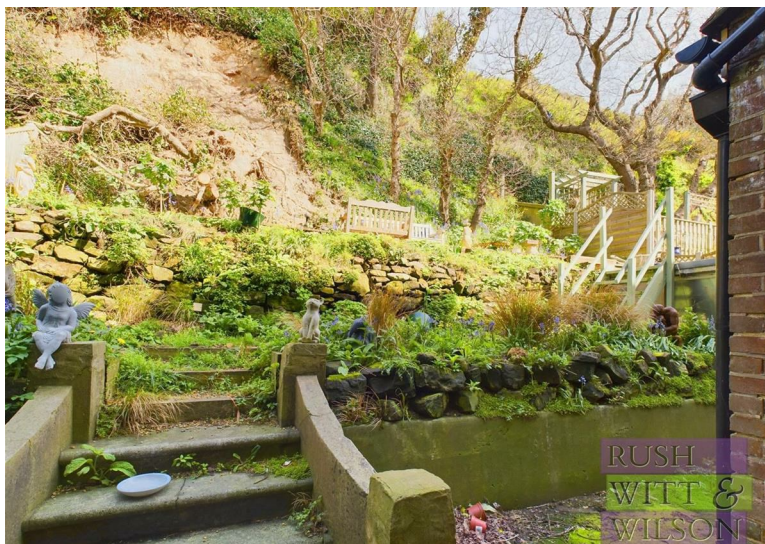


**RUSH  
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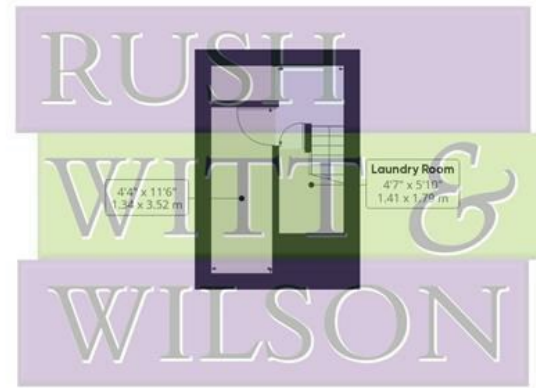
**GFF 21 Grosvenor Crescent, St Leonards-On-Sea, East Sussex TN38 0AA  
Guide Price £325,000**

**\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*** Rush Witt & Wilson are pleased to welcome to the market this **TWO BEDROOM GROUND FLOOR** apartment situated in a favoured position opposite Grosvenor Gardens and the seafront as well as being within close proximity to West St Leonards railway station and local bus routes. This home is a worthy contender for you to consider with its **HIGH CEILINGS** throughout and offers **LIGHT & AIRY** accommodation. The property has a **SPACIOUS BAY FRONTED LIVING SPACE** to the frontal aspect with views towards the sea, with the kitchen located through double doors adjacent. There is currently a second reception room to the rear of the property but could if required be the main bedroom with doors leading out to the rear tiered garden. The second bedroom has a useful shower and separate W/C and is considered a good size with window out to the rear garden. The main bathroom features a **WALK-IN SHOWER & ROLL TOP BATH** which is of a good standard with a door leading down into the **BASEMENT LEVEL** which is perfect for white goods/storage. If you are searching for a home by the seaside then this is certainly one to add to your list to view. Offered for sale with a share of freehold, we welcome your enquiries to view this fine example of a seaside abode.







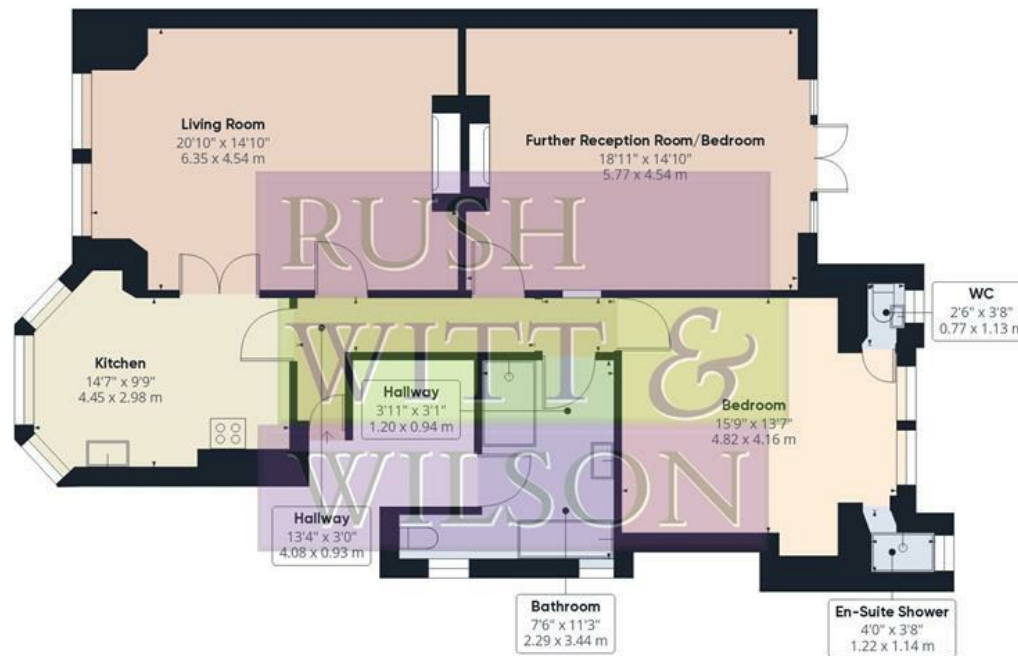


Floor -1 Building 1

Approximate total area<sup>(1)</sup>

1237.47 ft<sup>2</sup>

114.96 m<sup>2</sup>

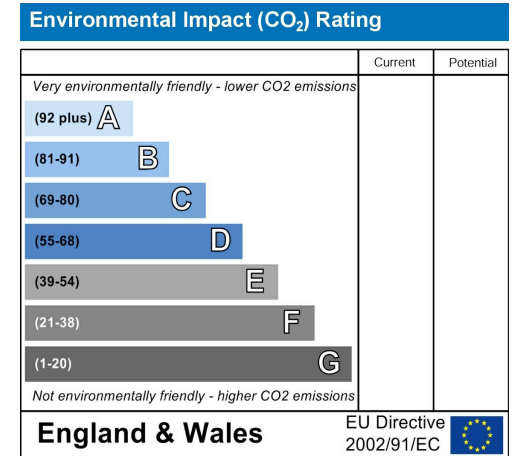
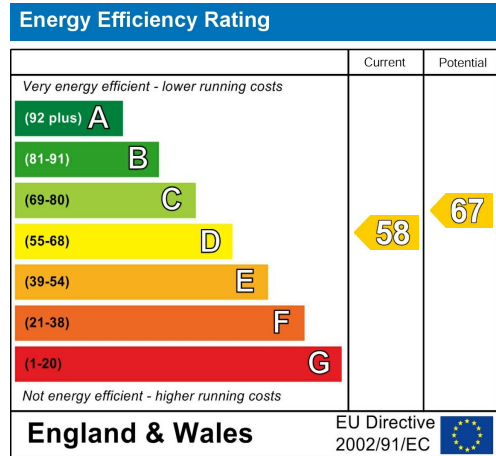
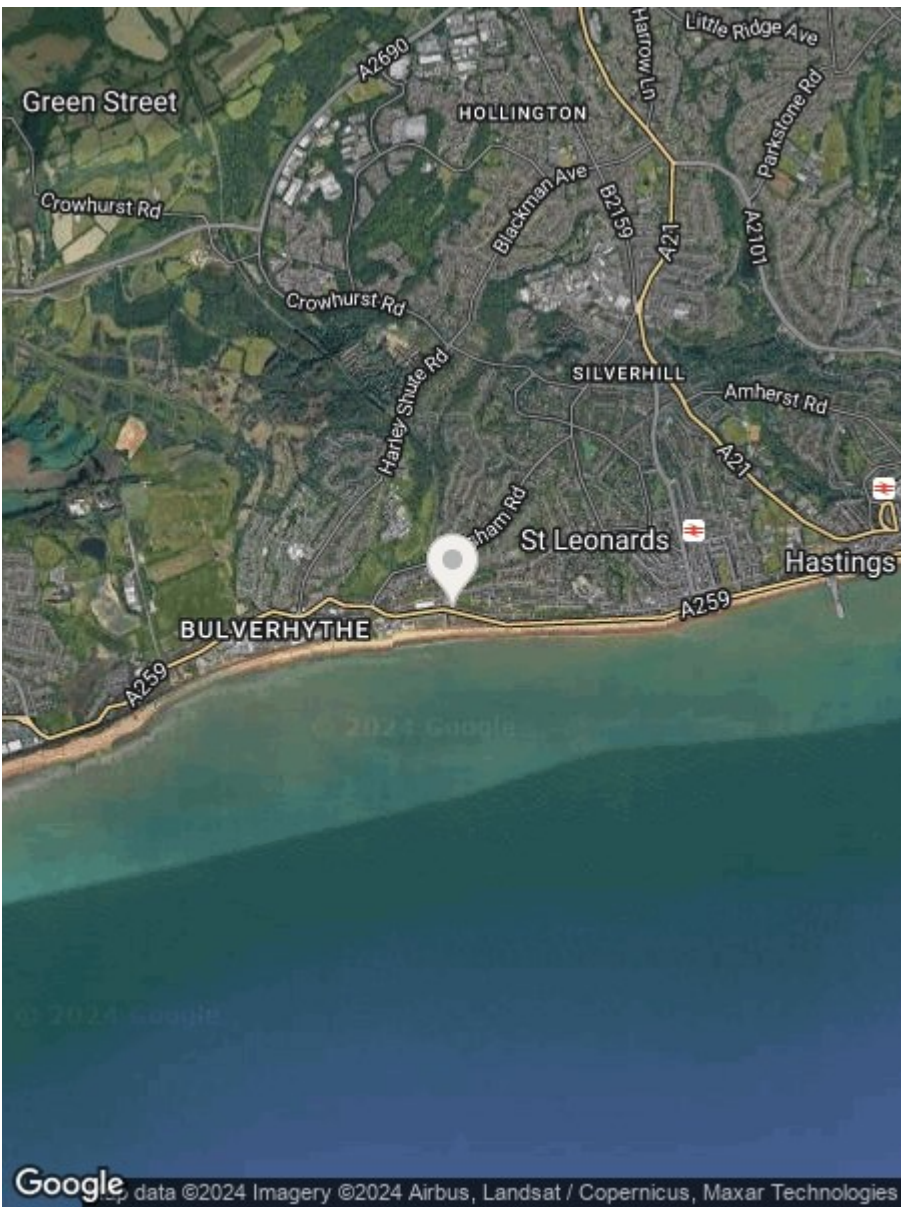


Floor 0 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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