

**RUSH
WITT &
WILSON**



**Flat 4, 8 Grosvenor Gardens, St. Leonards-On-Sea, East Sussex TN38 0AE
£425,000**

Nestled in the picturesque Grosvenor Gardens, this charming apartment offers a unique opportunity to embrace coastal living at its finest. Boasting spacious accommodation throughout which is spread across three floors, this property features **FOUR BEDROOMS** and appointed bathroom, perfect for a growing family or those who love to entertain. As you step inside, you'll be greeted by a spacious reception room, ideal for relaxing or hosting guests. The neutral décor throughout provides a blank canvas for you to add your personal touch and create a warm, welcoming atmosphere. One of the highlights of this apartment is its stunning views across the bowling green and the beach, offering a daily dose of tranquillity and natural beauty. Imagine waking up to the sound of the waves and enjoying your morning coffee on the roof terrace, soaking in the panoramic vistas that stretch out before you. Offered for sale with a share of freehold and **CHAIN FREE**, this property allows for a smooth and hassle-free transition, making it an attractive option for those looking to move quickly. Whether you're seeking a permanent residence or a holiday retreat, this apartment offers the perfect blend of comfort, style, and location. Don't miss out on the chance to make this seaside haven your own and experience the joy of coastal living in this impressive four-bedroom maisonette.

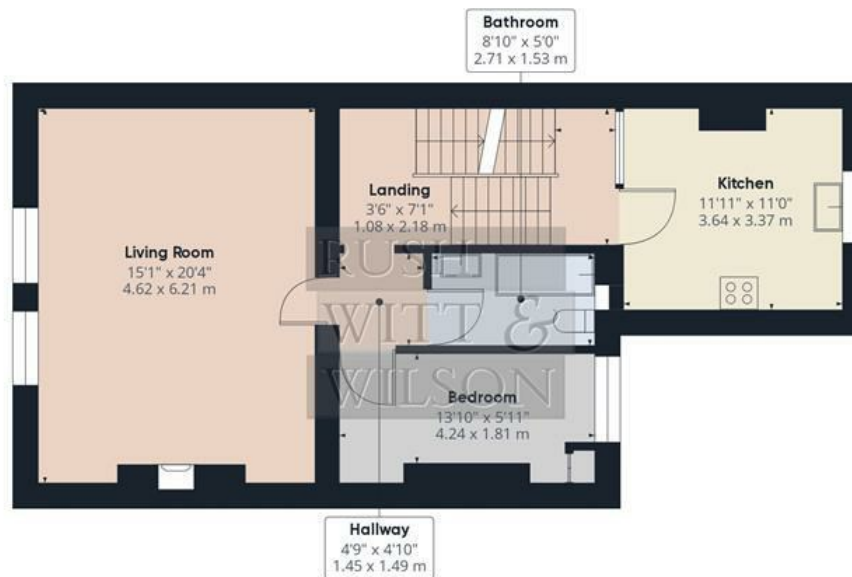




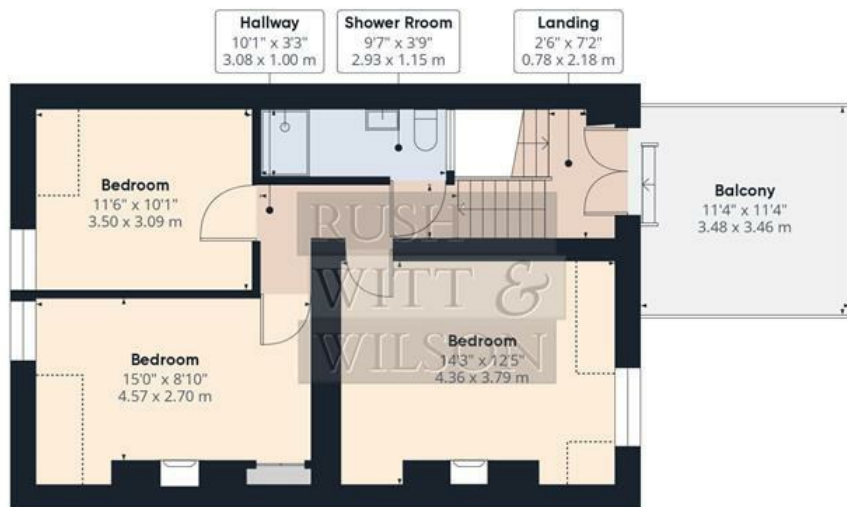




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1266.38 ft²
117.65 m²

Balconies and terraces

127.77 ft²
11.87 m²

Reduced headroom

451.12 ft²
3.89 m²

(1) Excluding balconies and terraces

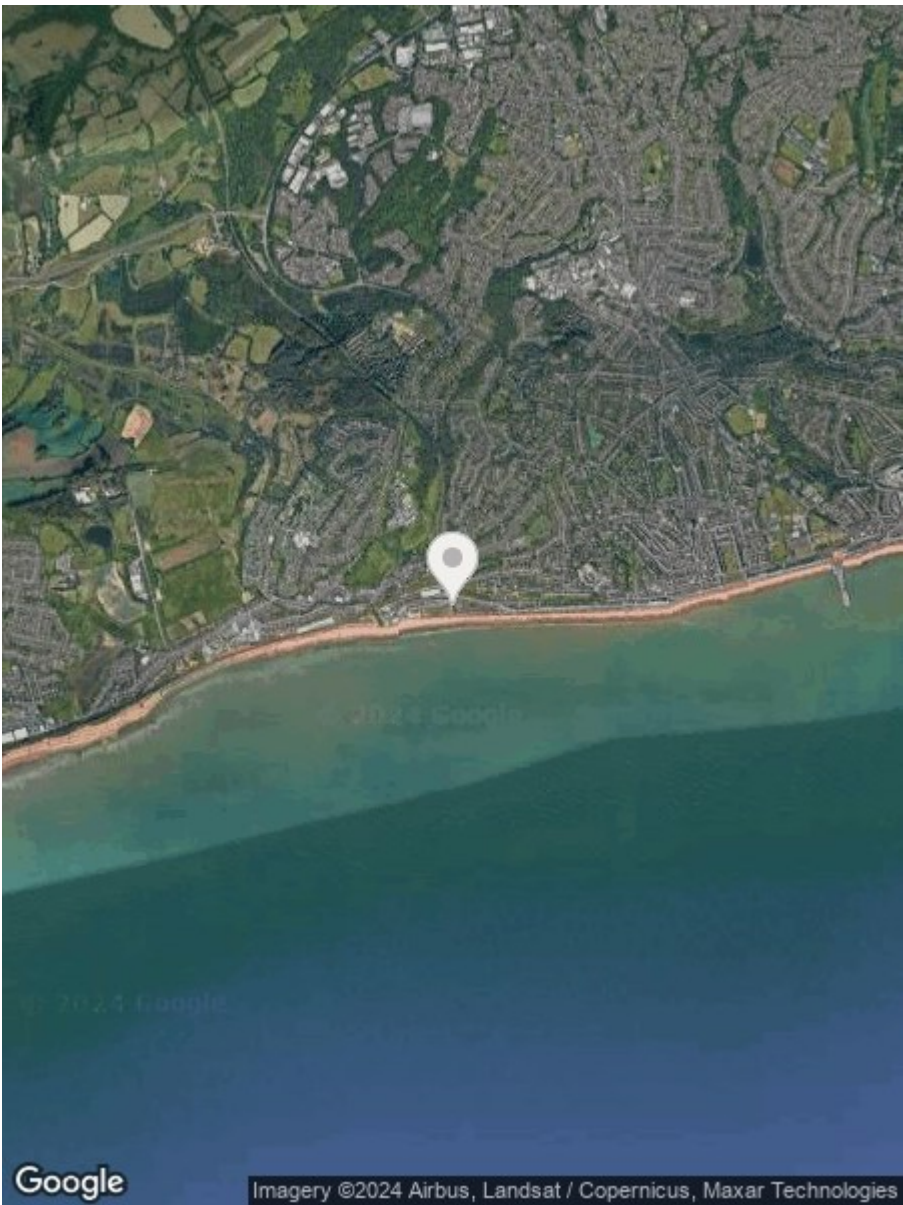
Reduced headroom

..... Below 5 ft/1.5 m


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

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

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

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