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**Top Floor Flat, 23 Grosvenor Crescent, St. Leonards-On-Sea, TN38 0AA**  
**Guide Price £380,000 - £400,000**



**\*\*GUIDE PRICE £380,000 - £400,000\*\*** Nestled in the charming locale of Grosvenor Crescent, St. Leonards-On-Sea, this beautifully presented second-floor flat offers a delightful blend of comfort and stunning coastal views. With three well-proportioned bedrooms and main bathroom with separate W/C, this flat is perfect for families or those seeking a spacious retreat by the sea. As you enter, you are welcomed by a communal entrance hall leading to your private entrance. The lounge/diner is a true highlight, boasting breathtaking views over the English Channel and the adjacent bowling green, creating a serene backdrop for relaxation or entertaining guests. The fitted kitchen is conveniently located, providing all the essentials for culinary enthusiasts. The property is ideally situated just a short stroll from St. Leonards train station, offering direct links to London, making it an excellent choice for commuters. Additionally, local bus routes provide easy access to Hastings and Bexhill town centre, where you will find a comprehensive range of shopping facilities, as well as the beautiful beach and seafront. Further enhancing the appeal of this flat is the insulated loft space that offers the scope to convert to further accommodation, subject to the usual planning consents. Further benefits include gas central heating and double glazing, ensuring warmth and comfort throughout the year. The property also boasts a generous loft space, offering potential for additional storage or future development (Subject to planning & consents). In summary, this three-bedroom flat on Grosvenor Crescent presents a unique opportunity to enjoy coastal living with modern conveniences, all while being well-connected to nearby towns and cities. Don't miss the chance to make this stunning property your new home.



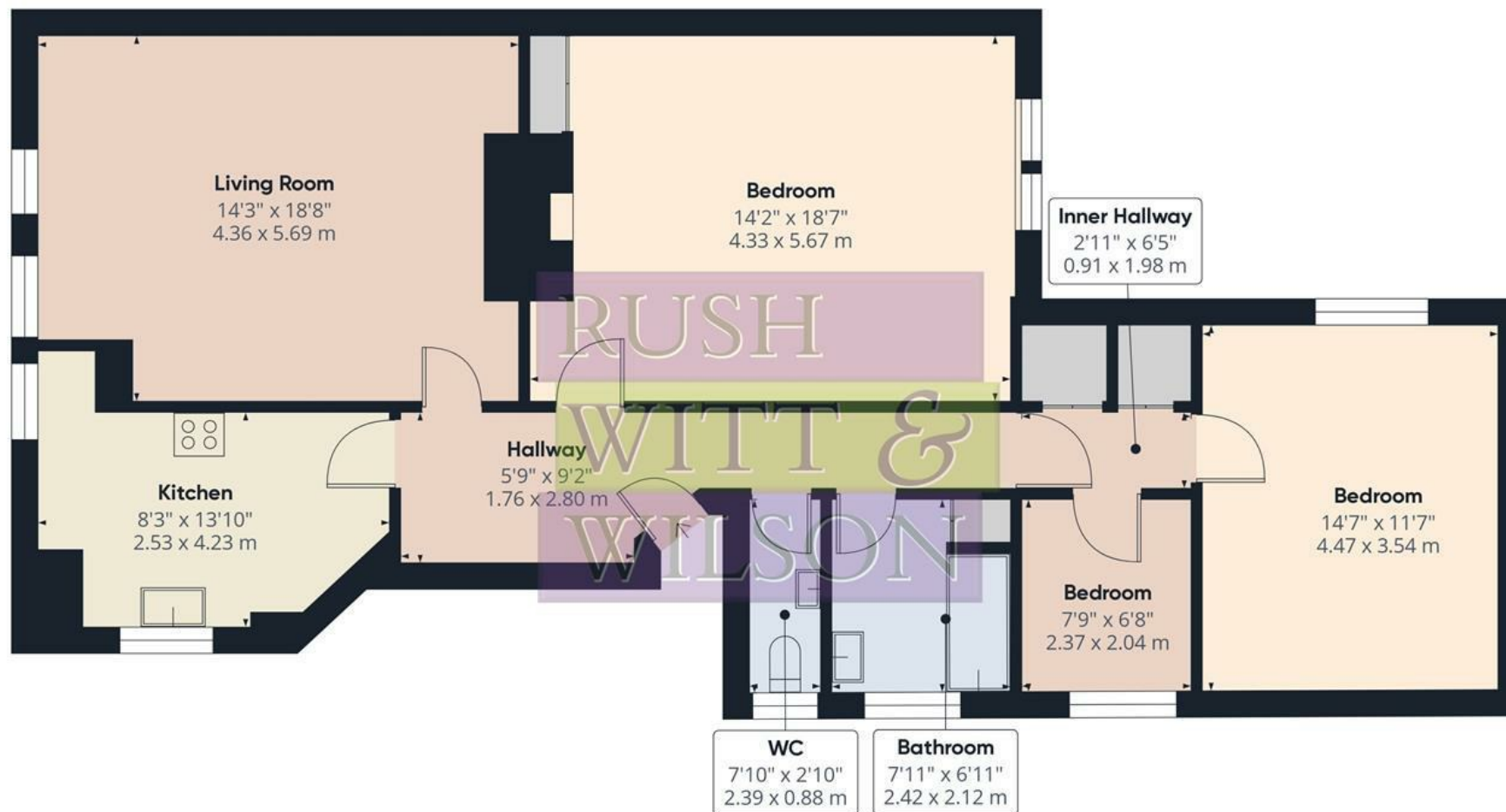












**Approximate total area<sup>(1)</sup>**

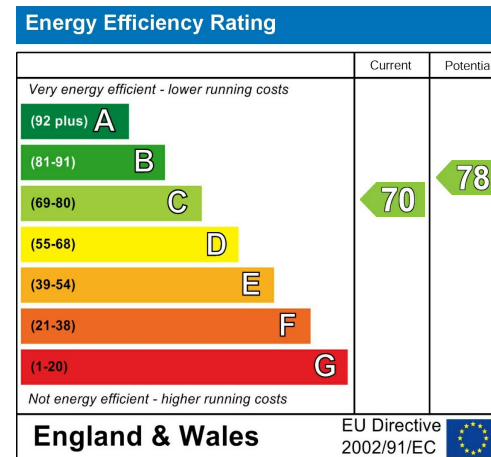
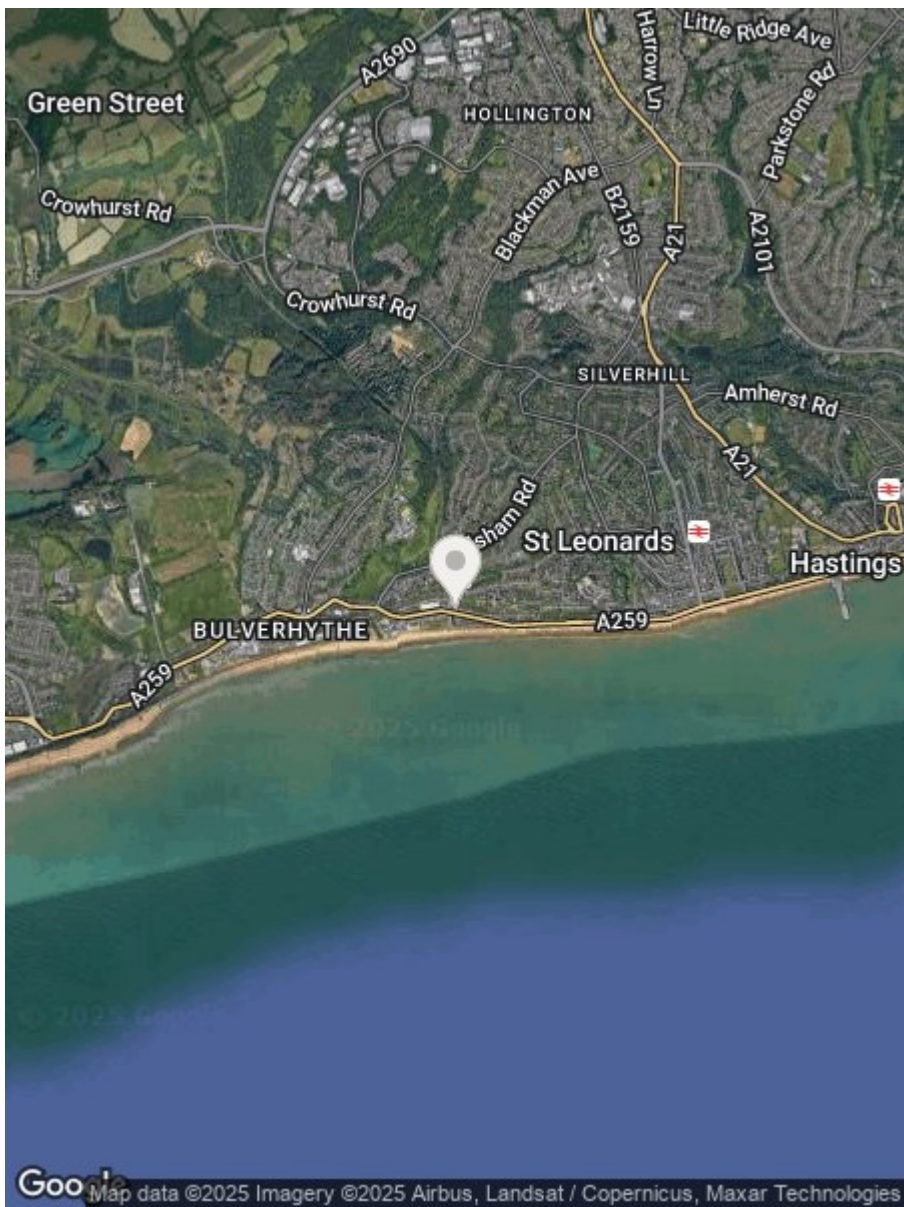
1058.54 ft<sup>2</sup>  
98.34 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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