



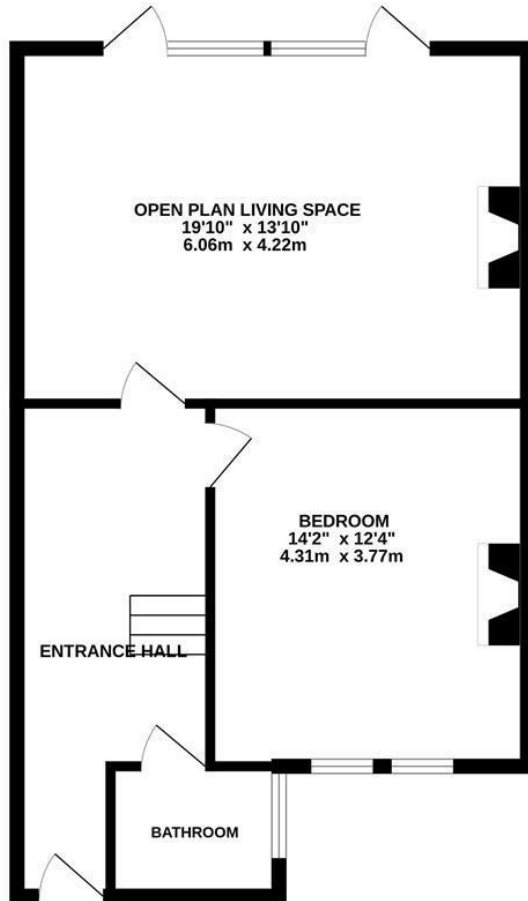
Grosvenor Gardens, St Leonards-On-Sea TN38 0AE

Offers in excess of £240,000



A spacious ONE BEDROOM APARTMENT with a PRIVATE GARDEN set in a prime seafront location. It's ideally positioned for access to the beach, promenade and central St. Leonards where there are a range of local shops, galleries and award winning eateries making it perfectly placed for LIFE BY THE SEA. Set on the GROUND FLOOR of this period residence, you enter into a GRAND ENTRANCE HALL leading through to the GENEROUS LIVING SPACE which is positioned at the rear of the property measuring an impressive 19'10 x 13'10 and is open to the FITTED KITCHEN which offers ample storage and a handy BREAKFAST BAR. The DOUBLE BEDROOM enjoys a front aspect together with a family bathroom. Externally there is a balcony area off of the living room perfect for a bistro table and chairs which leads down to an enclosed REAR GARDEN which enjoys direct access to Grosvenor Gardens. Being sold with NO ONWARD CHAIN, a long lease and a SHARE OF FREEHOLD, this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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