



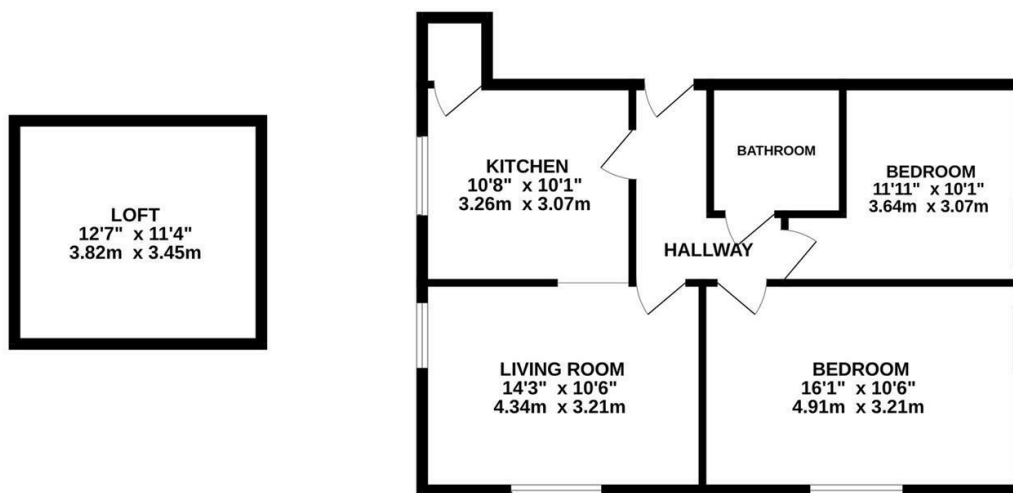
## Grosvenor Gardens, St. Leonards-On-Sea TN38 0AG

Offers in the region of £295,000



A UNIQUE OPPORTUNITY to purchase a bright and spacious TWO BEDROOM APARTMENT with FURTHER POTENTIAL and UNBEATABLE VIEWS ALONG THE COASTLINE. It occupies a prime seafront location within easy reach of an array of local shops, restaurants, pubs. West St. Leonards mainline railway station is also just a short stroll away making this home perfectly placed for life by the sea. Set on the top floor of this period residence, this TRIPLE ASPECT apartment enjoys direct sea views to the south, east towards West Marina Gardens and the promenade and west towards Beachy Head. The living room is open to the CHARACTERFUL KITCHEN where there is ample storage and worktop space creating the ideal sociable setting. There are two WELL PROPORTIONED BEDROOMS together with a STYLISH bathroom where there is a bath with shower over. The apartment comes with a LARGE ROOF TERRACE that is ripe for development into an amazing private outdoor space with stunning views, alternatively it could be built on to create further living space (subject to planning). This property also benefits from a LARGE LOFT SPACE for additional storage. Set in a SOUGHT AFTER LOCATION, this stylish property is not one to be missed.

TOP FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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