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**Flat 3, 6 Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE  
Offers In Excess Of £140,000 Leasehold**

**Nestled in the charming area of Grosvenor Gardens, this delightful one-bedroom apartment offers a perfect blend of comfort and convenience. This conversion apartment is designed with a neutral decor throughout, allowing you to easily personalise the space to your taste. The open-plan kitchen and living room create a welcoming atmosphere, ideal for both relaxation and entertaining.**

**From this area, you can enjoy lovely views towards the sea and the nearby bowling green, making it a picturesque setting to unwind. The bedroom, located at the rear of the property, provides a peaceful retreat, ensuring a restful night's sleep. The shower room is well-appointed, adding to the practicality of this charming home. Being chain-free, this apartment presents a smooth transition for potential buyers. Its excellent proximity to the sea and beach means you can enjoy coastal walks and the vibrant local community at your leisure. This property is an excellent opportunity for those seeking a seaside lifestyle in a tranquil yet accessible location. Whether you are a first-time buyer, a couple, or looking for a holiday retreat, this apartment is sure to impress. Don't miss the chance to make this lovely space your own.**





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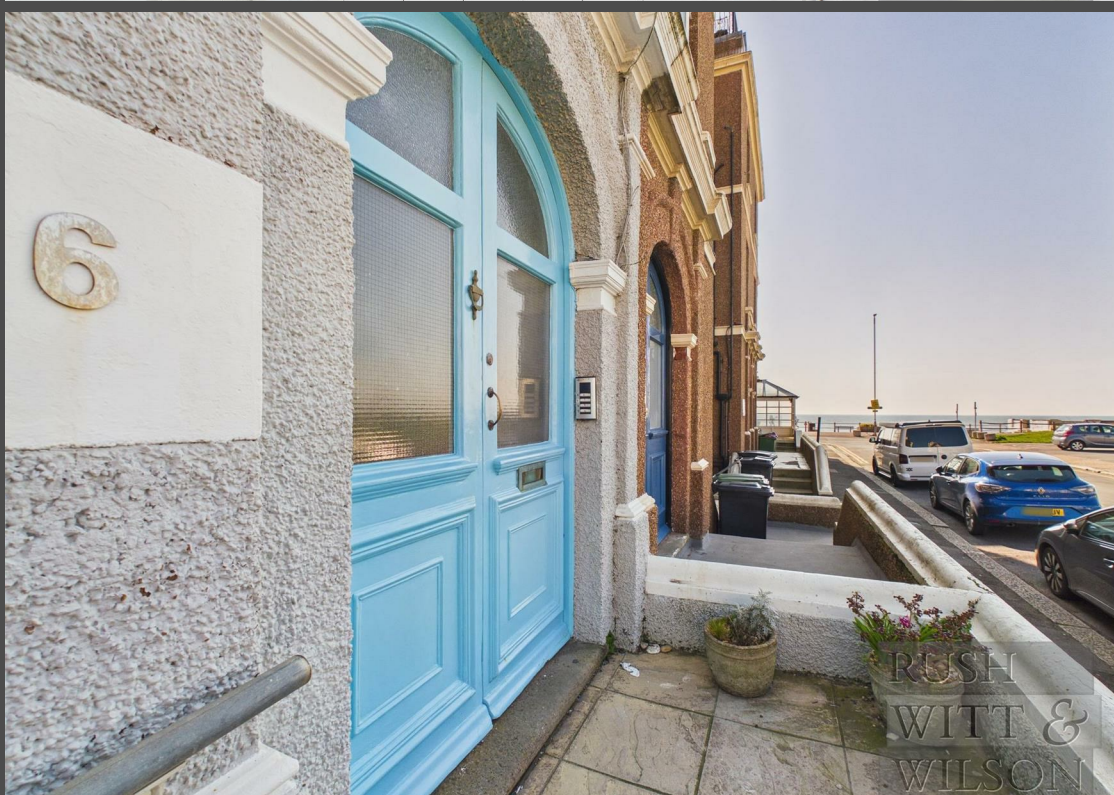
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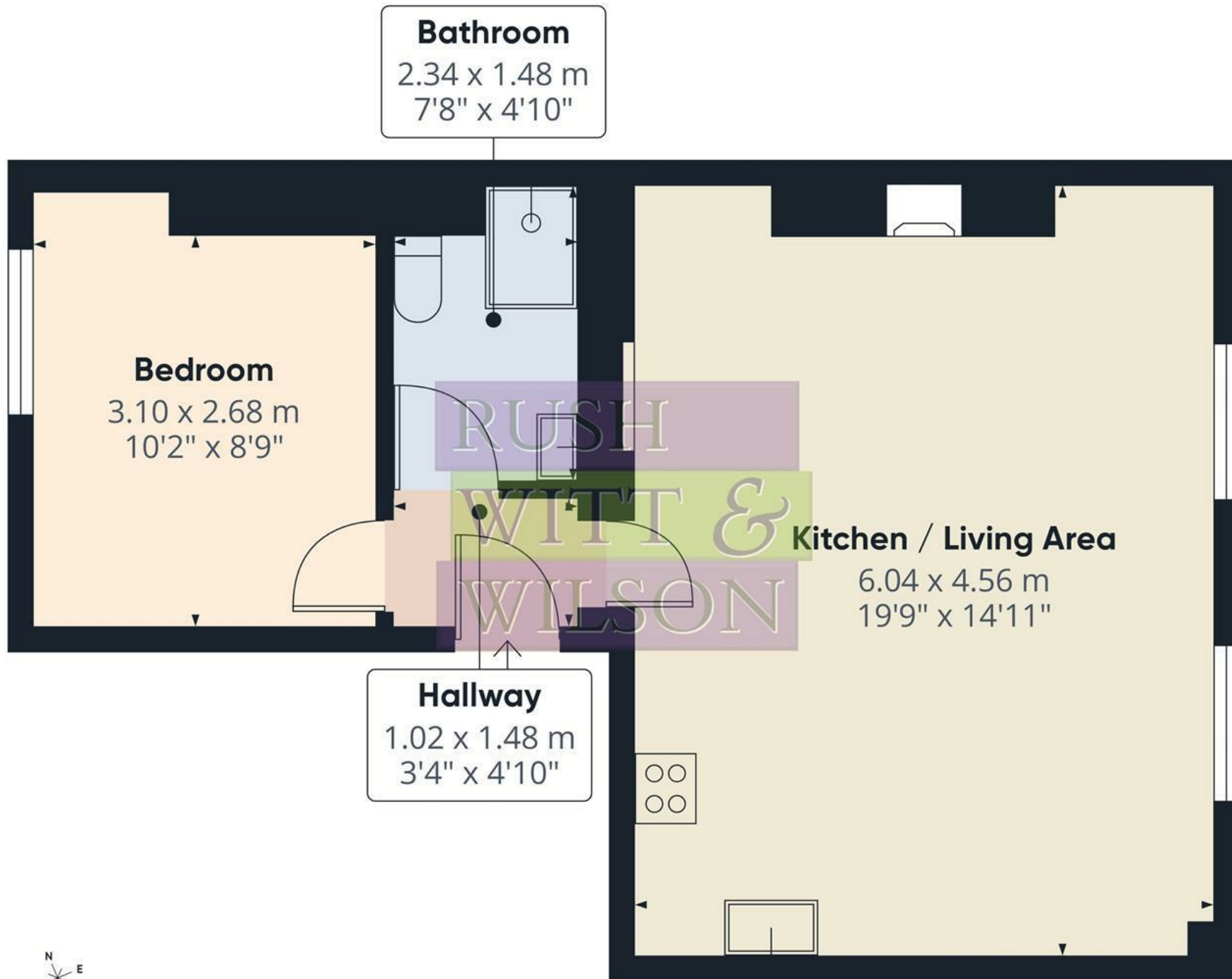


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Approximate total area<sup>(1)</sup>

40.9 m<sup>2</sup>

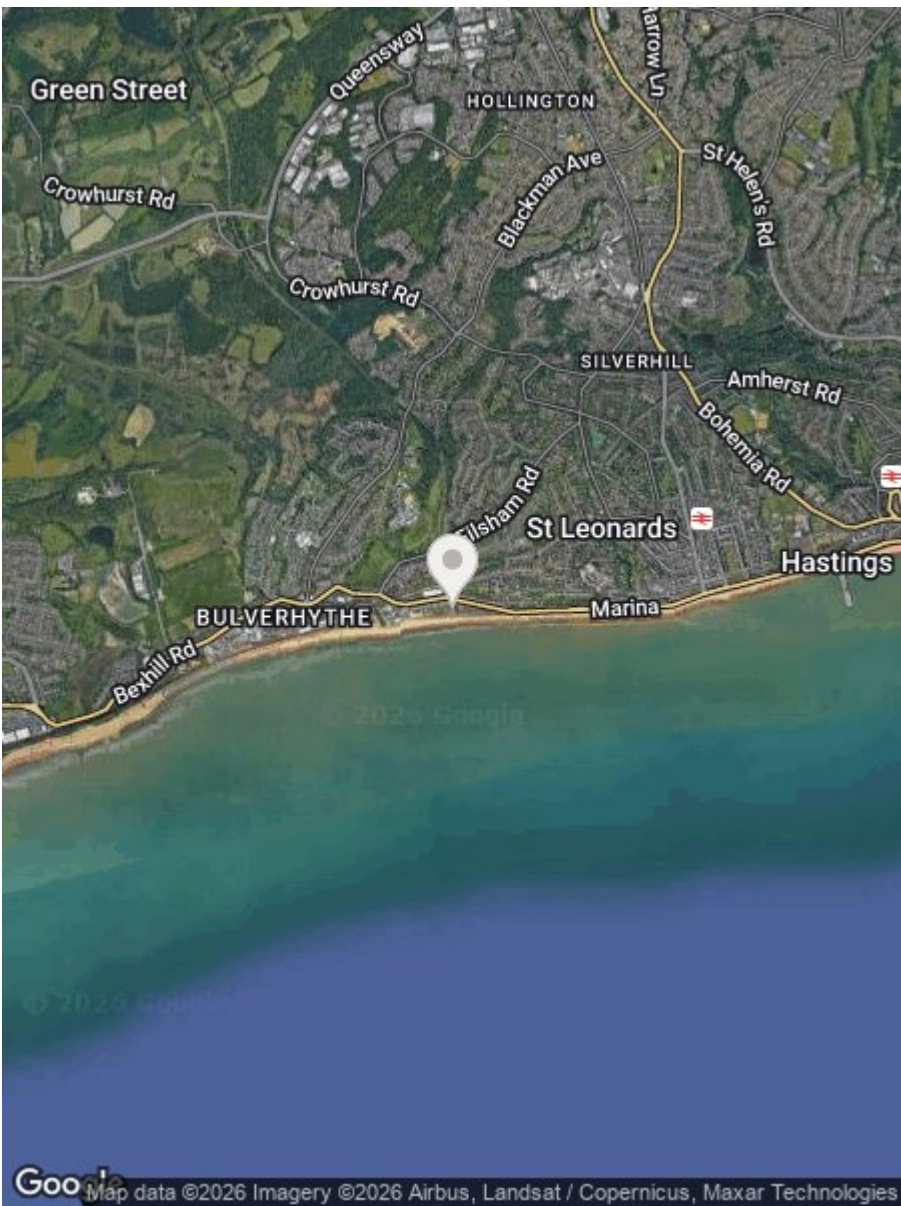
440 ft<sup>2</sup>


(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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