**12b Grosvenor Crescent, St. Leonards-On-Sea, TN38 0BX**
**Guide Price £280,000 - £300,000 Share of Freehold**

***CHAIN FREE* ** GUIDE PRICE £280,000 - £300,000 ****

**Nestled in the charming area of Grosvenor Crescent, St. Leonards-On-Sea, this exquisite top floor apartment offers a delightful blend of period features and modern comforts with a share of freehold and a long lease. With three well-proportioned bedrooms, this newly renovated flat provides ample space for both relaxation and entertaining. As you enter, you are greeted by a generous reception room that boasts stunning direct sea views, creating a serene backdrop for your daily life. The log burner adds a touch of warmth and character, making it an inviting space to unwind during the cooler months. The accommodation is spacious throughout, ensuring that every corner of the home feels open and airy. This property is chain free, allowing for a smooth and hassle-free transition for potential buyers. Whether you are seeking a permanent residence or a perfect bolt hole by the sea, this flat is ideally situated to enjoy the coastal lifestyle. With its prime location and thoughtful renovations, this three-bedroom conversion flat is a rare find in the market. Do not miss the opportunity to make this seafront abode your own.**

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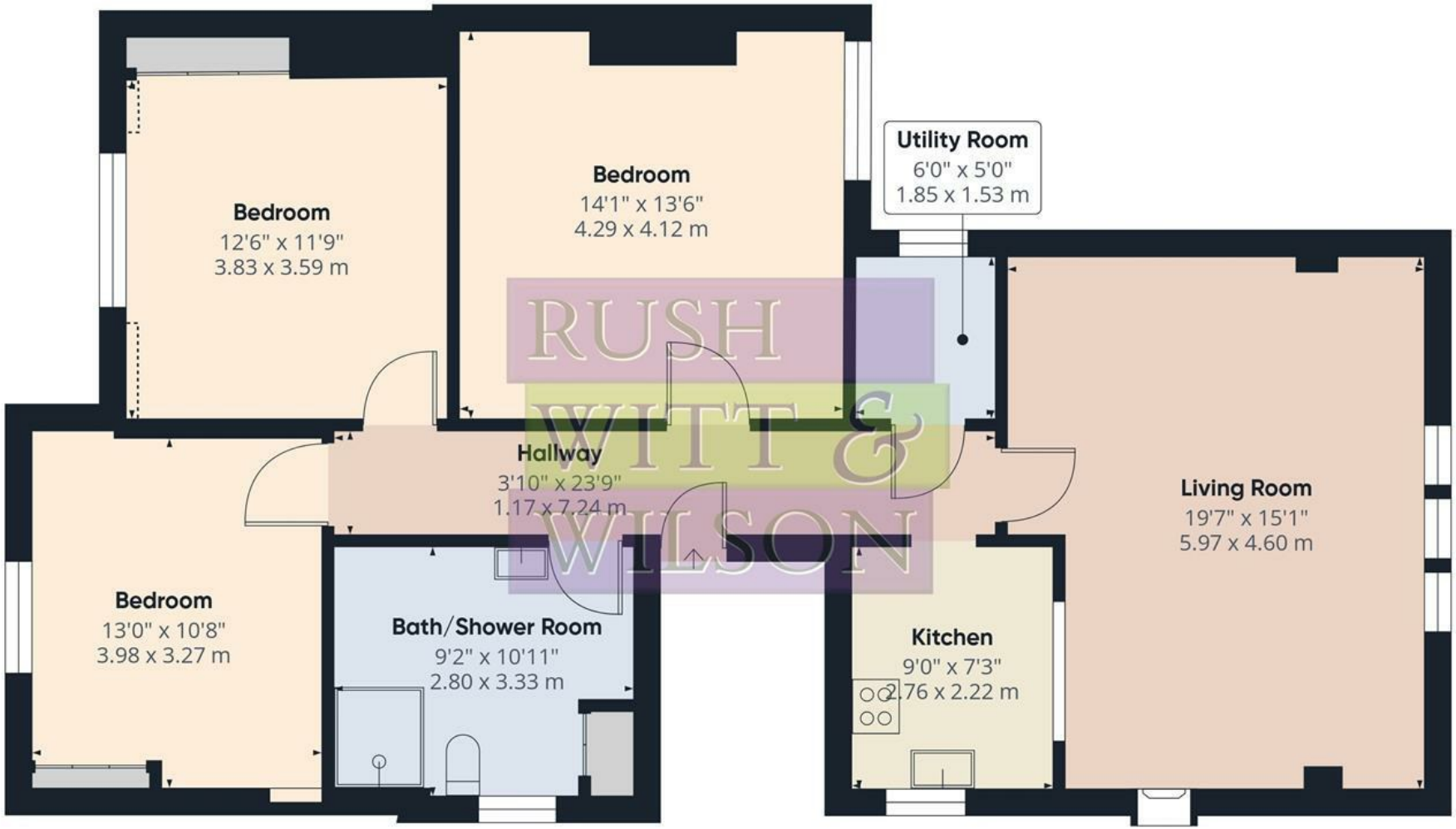


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**Approximate total area**(1)

1050 ft²

97.5 m²

**Reduced headroom**

2 ft²

0.2 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.

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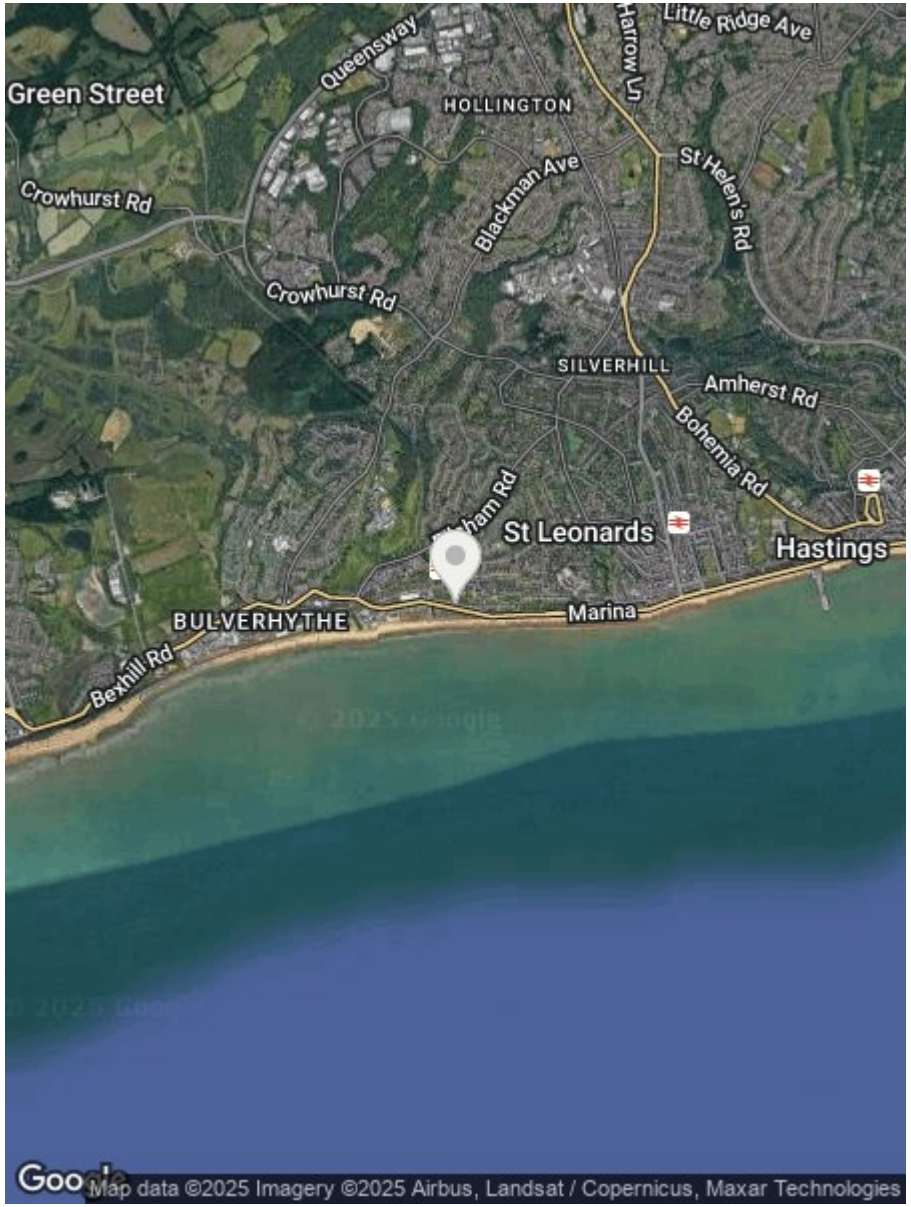


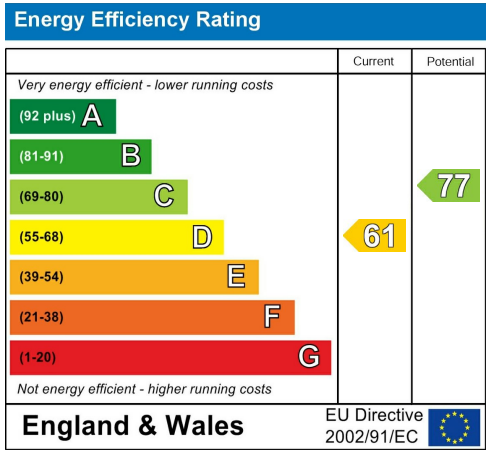


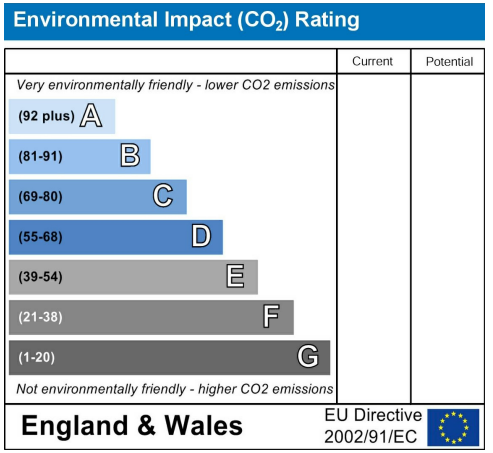


None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band –

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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