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**Ground Floor Flat, 11 Grosvenor Crescent, St. Leonards-On-Sea, TN38 0BX**  
**Offers In Excess Of £375,000**

Secure your visit to this one-of-a-kind, ground floor abode nestled on a generous 1162 square feet of accommodation, offering tranquillity and comfort. Three spacious bedrooms and two practical and stylish bathrooms equipped with invigorating showers, this property harmoniously blends functionality and chic. Experience cosy nights in the breath-taking living room adorned graciously with a fetching sea view and a warm, inviting fireplace framed by a charming bay window. The property boasts high ceilings throughout with stunning cornicing. The versatile kitchen area boasts a convenient breakfast bar and is considered ideal for those intimate family breakfasts and inspired culinary escapades. Furthermore, the dedicated laundry room offers a comfortable and efficient living experience. Renowned for its exquisite floor plan and seamless flow, this property is an unmissable opportunity. Externally the building itself boasts curb appeal with the benefit of your own private entrance, to the rear a private garden awaits. Embrace the charm of this elegant dwelling, tastefully curated to match your discerning taste with St Leonards seafront on your doorstep.





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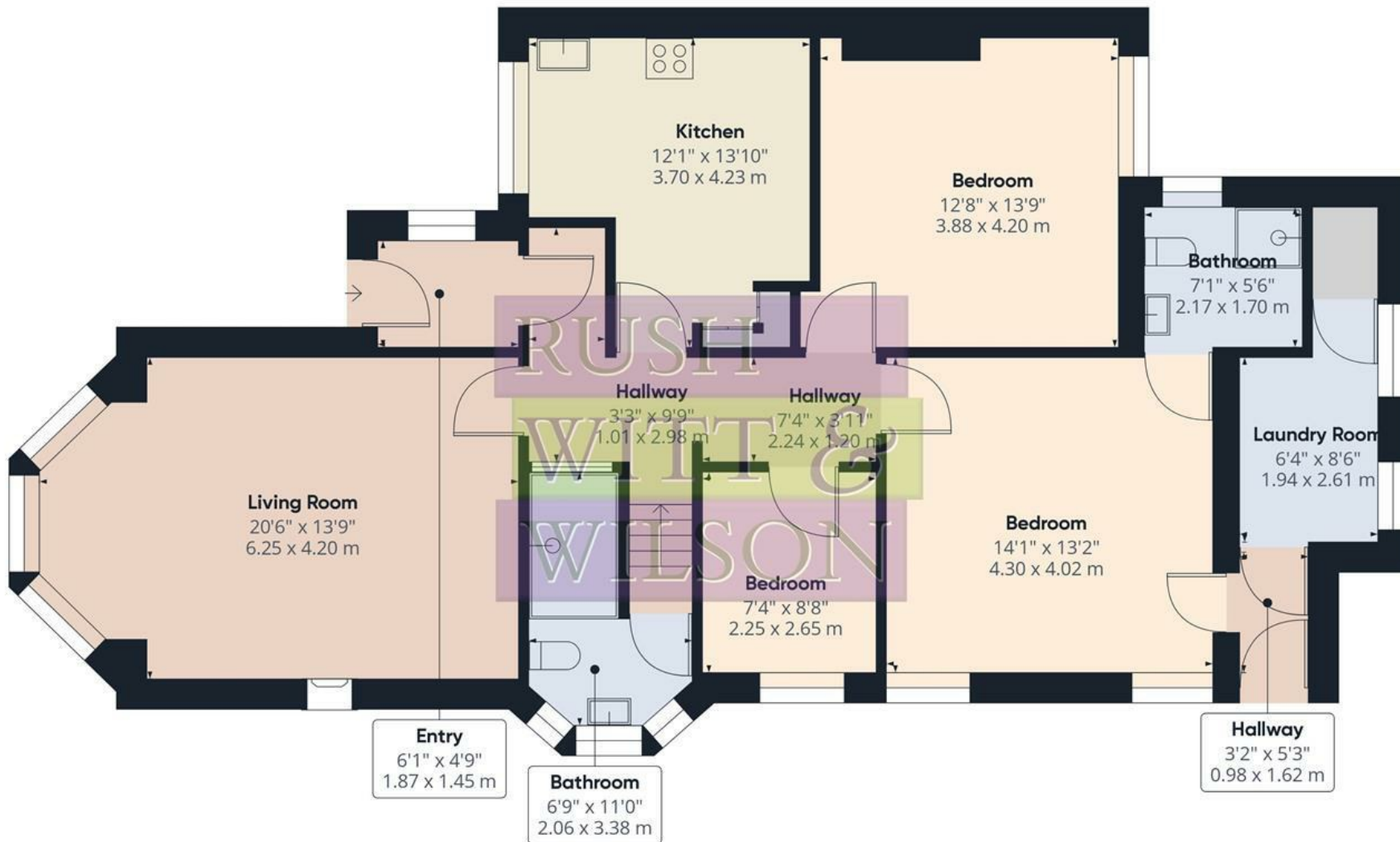
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Approximate total area<sup>(1)</sup>

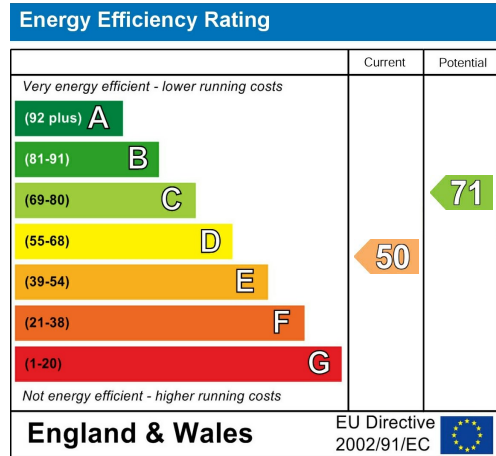
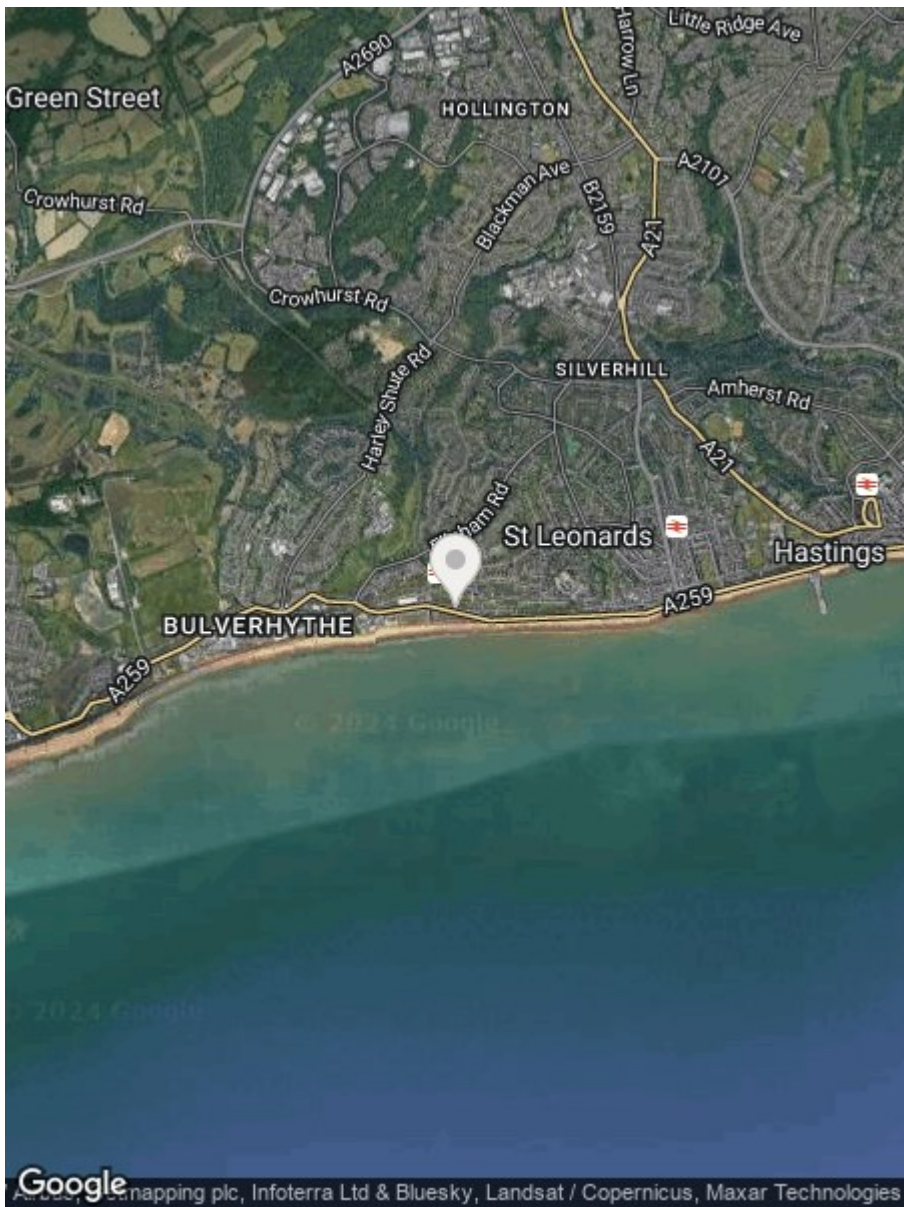
1162.24 ft<sup>2</sup>

107.98 m<sup>2</sup>

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.

**GIRAFFE 360**



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