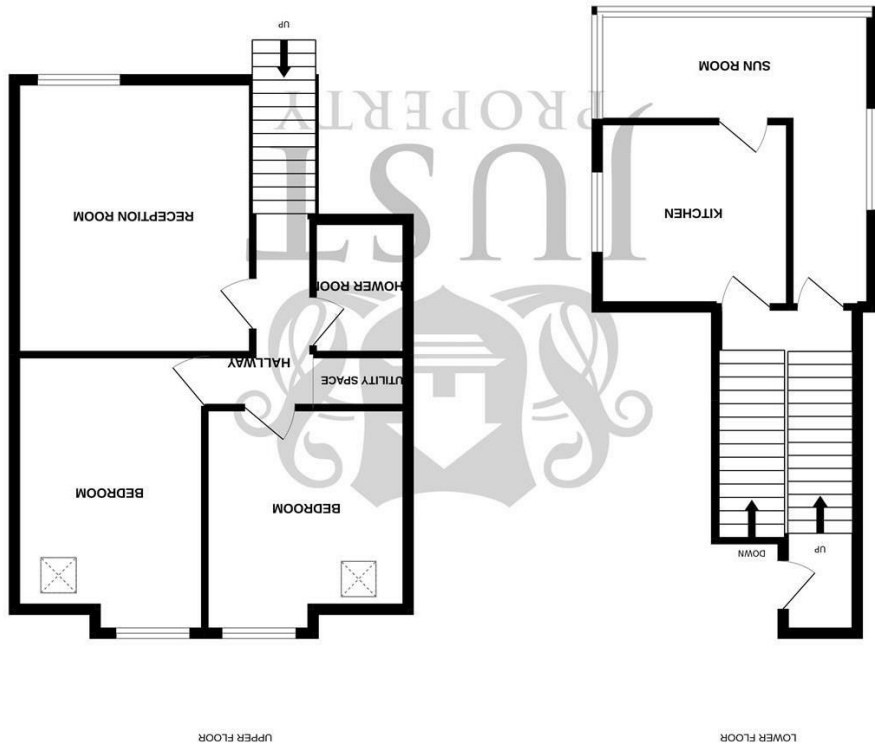


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	27
Potential	53



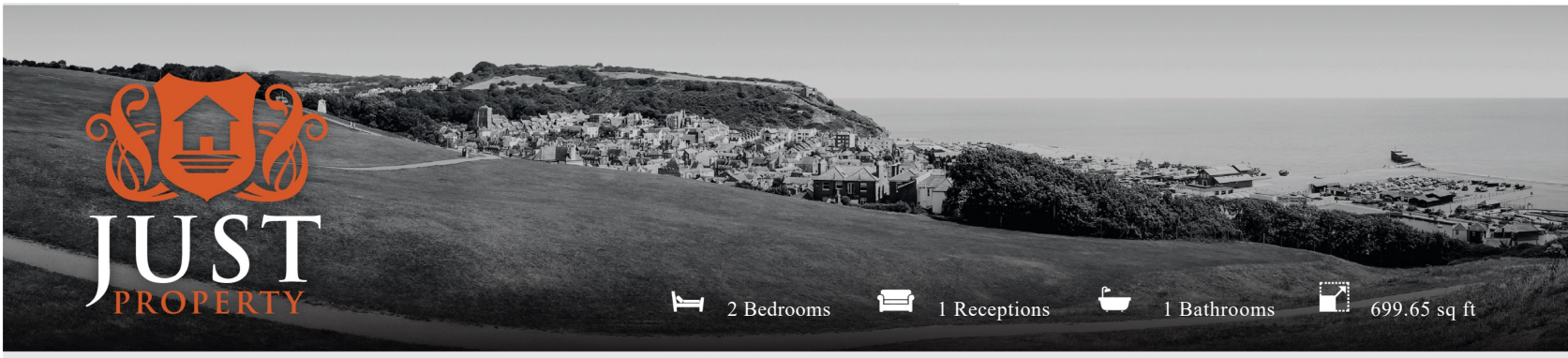
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of drawings, photos and appliances should be taken and used as such. Any floorplans, photos and appliances should be taken and used as such. Any floorplans, photos and appliances should be taken and used as such.



# FLOORPLANS

Flat 4 7 Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 699.65 sq ft

Leasehold - Share of Freehold

# £240,000

## Flat 4 7 Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE





2 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market an exceptional two double-bedroom maisonette featuring breathtaking panoramic views from all windows. Positioned towards the top of this attractive period building, this superb property also boasts a rare sunroom/dining room, an ideal space to enjoy morning coffee or dinner while watching the sunset over the sea towards Beachy Head.

The property has been extensively modernised and remodelled by the current owners to the highest standards. The beautifully finished interior includes a spacious living room, a newly fitted kitchen with an integrated wine cooler, and a stylishly installed shower room/WC with an electric power shower. Underfloor heating has been installed in all principal rooms, including the living room, both bedrooms, kitchen, and sunroom, all controllable via smart heating and Wi-Fi from your smartphone. Double glazing is fitted throughout, and the loft space has been insulated with 100mm of loft roll to improve energy efficiency.

Located just moments from the beach, the property is also within easy reach of West St Leonards Station and central St Leonards, known for its vibrant mix of independent shops and eateries. Additionally, local amenities are just 100m away, including a greengrocer, butcher, cafés, post office, newsagents, and two charming local pubs—perfect for a Sunday roast.

If you are looking for a beautifully finished property with outstanding views and a share of the freehold, viewing is highly recommended. Please contact Just Property, the sole agents, for further information and to arrange access.



## ROOM DIMENSIONS

Communal Entrance

Private Entrance

Entrance Hall & Staircase

Sitting Room

14'1" x 12'7" (4.31 x 3.84)

Kitchen

8'2" x 7'10" (2.50 x 2.41)

Sun Room

11'9" max x 13'6" (l-shaped) (3.58m max x 4.11m (l-shaped))

Bedroom

15'1" x 10'2" (4.61 x 3.10)

Bedroom

11'5" x 10'1" (3.49 x 3.09)

Shower Room/wc

## FEATURES

- Wonderful Maisonette
- Outstanding Views from All Windows
- Two Double Bedrooms
- Sun Room with Views towards Beachy Head
- Share of the Freehold
- Newly Fitted Kitchen
- Newly Installed Shower Room
- Majority of Flat with Underfloor Heating
- Extensively Updated
- CHAIN FREE

