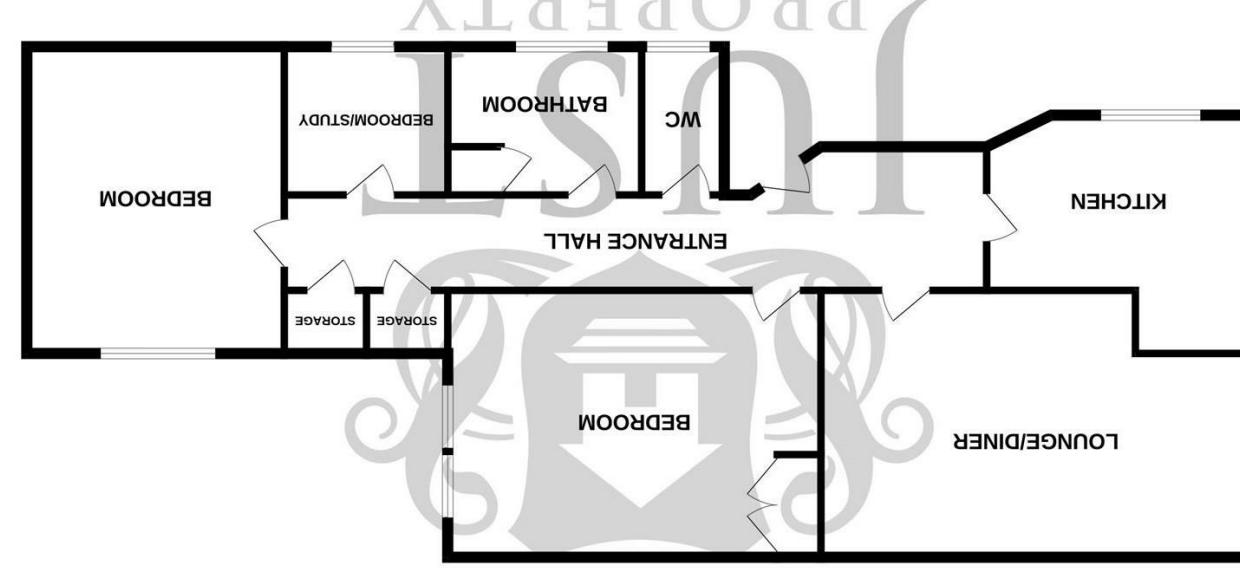


As to the availability of electricity can be given.  
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proceeds of sale. This plan is for illustrative purposes only and should be used as such by any  
of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements  
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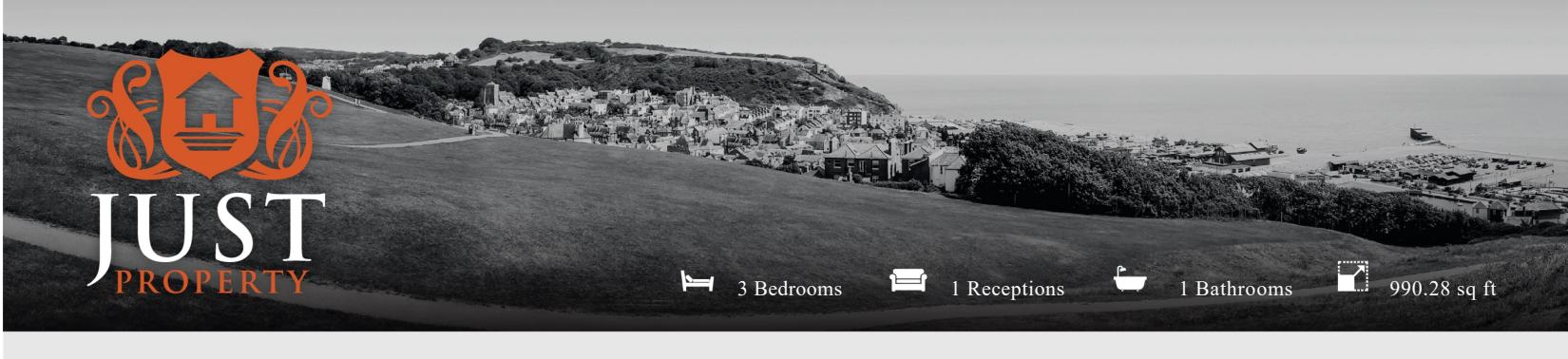
## SECOND FLOOR



Flat 23 Grosvenor Crescent, St. Leonards-On-Sea, TN38 0AA

## FLOORPLANS

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

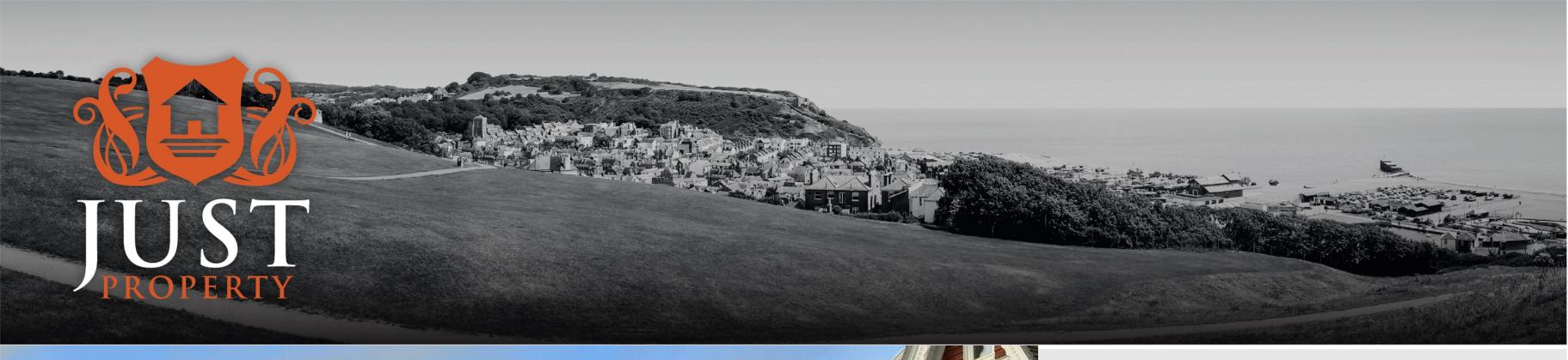


Leasehold - Share of Freehold

£365,000

Flat 23 Grosvenor Crescent, St. Leonards-On-Sea, TN38 0AA





Leasehold - Share of Freehold

£365,000



3 Bedrooms

1 Receptions

1 Bathrooms

990.28 sq ft

## PROPERTY DETAILS

Just Property are thrilled to present this standout three-bedroom apartment, perfectly positioned to enjoy fantastic sea views and offered with a valuable share of freehold. Set on the second floor of an attractive period building in a prime seafront location, this home truly delivers on space, outlook, and potential.

The moment you step inside, you'll notice the generous layout, beginning with a bright entrance hall and excellent storage. The large living room takes full advantage of the stunning coastal views, while the modern kitchen also enjoys the same outlook. The property offers two impressive double bedrooms, a third bedroom currently used as a study/office, plus a bathroom and separate WC.

One of the major selling features is the exceptionally large loft space, already benefiting from two windows and plumbing. This presents a rare opportunity to create something truly special — with scope for two additional bedrooms, a shower room, and even a balcony (subject to the usual consents), adding significant value and making the most of the amazing views.

Set back from the road and ideally located alongside Grosvenor Gardens and St Leonards seafront, the apartment is within easy reach of West St Leonards Station, local shops, and amenities. Central St Leonards is also close by, offering a vibrant mix of independent stores, popular cafés, restaurants, and galleries, along with Warrior Square Station providing convenient links to London.

An impressive home with enormous potential in a highly sought-after seafront setting — early viewings are strongly recommended.



## ROOM DIMENSIONS

Communal Entrance	Storage x2
Stairs To Second Floor	
Front Door	
Entrance Hall	
Lounge/Diner	14'7" x 11'6" (4.45 x 3.53)
Kitchen	13'10" x 8'2" (4.22 x 2.51)
Bedroom	18'6" x 14'2" (5.66 x 4.32)
Fitted Wardrobe	
Separate WC	
Family Bathroom	
Bedroom/Study	7'8" x 6'7" (2.36 x 2.03)

## FEATURES

- Wonderful Sea Views
- Three Bedrooms
- Second Floor Apartment Conversion
- Walking Distance to Beach, Shops and Railway Station
- Fitted Kitchen
- Share of Freehold
- Council Tax Band A
- Convenient Location
- Very Well Run Building
- Loft Development Potential

