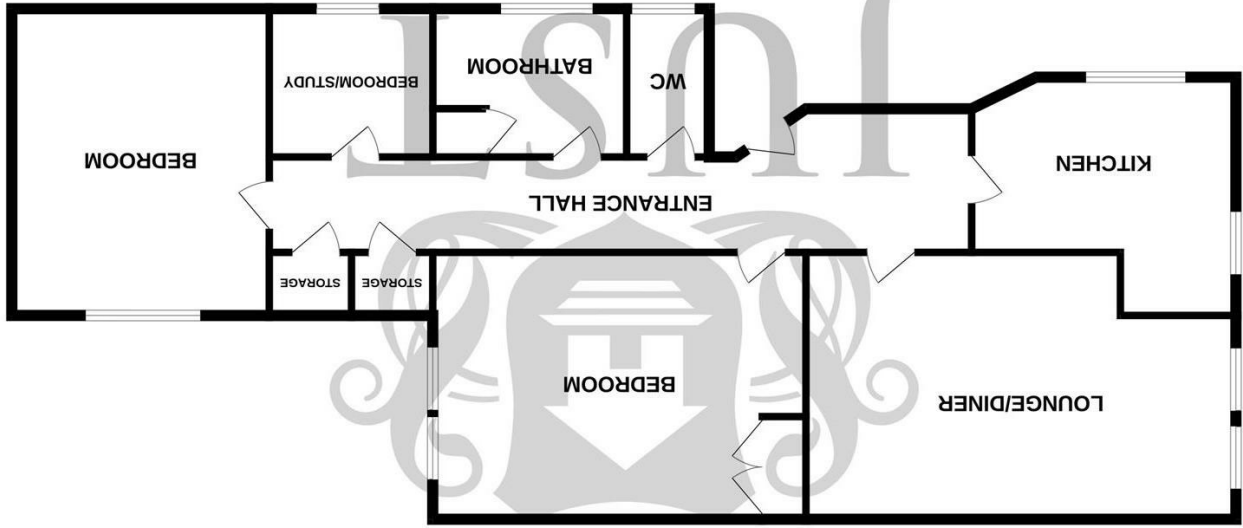






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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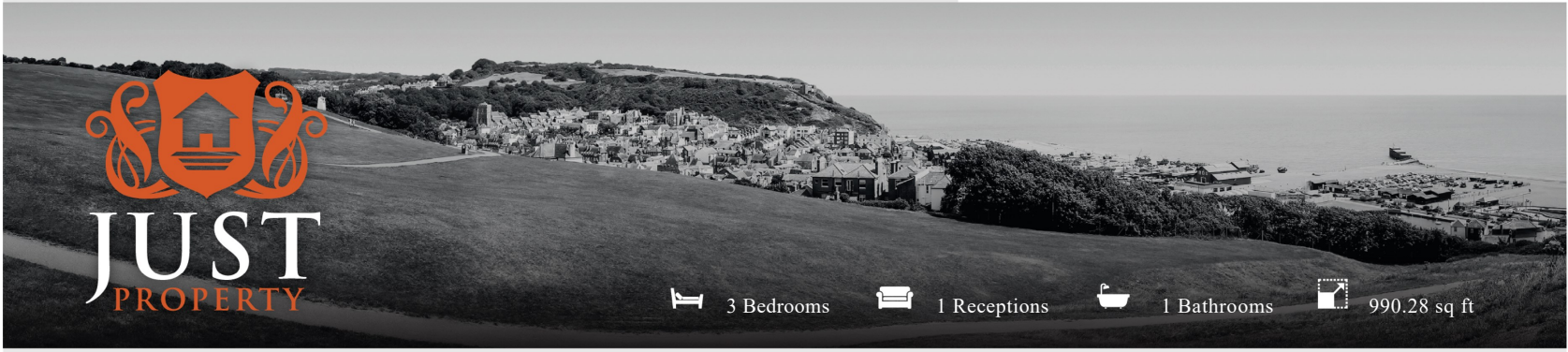


SECOND FLOOR

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
 78	 70	Not energy efficient - higher running costs
		G
		F
		E
		D
		C
		B
		A
		Very energy efficient - lower running costs
		Potential



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3 Bedrooms 1 Receptions 1 Bathrooms 990.28 sq ft

Flat 2 23 Grosvenor Crescent, St. Leonards-On-Sea, TN38 0AA

Leasehold - Share of Freehold

£365,000





## 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	Bedroom
Entrance Hall	14'7" x 11'6" (4.45 x 3.53)
Lounge/Diner	Loft
18'8" x 14'2" (5.69 x 4.34)	33'2" x 26'0" (10.12 x 7.94)
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

