



## Grosvenor Crescent, St. Leonards-On-Sea TN38 0BX

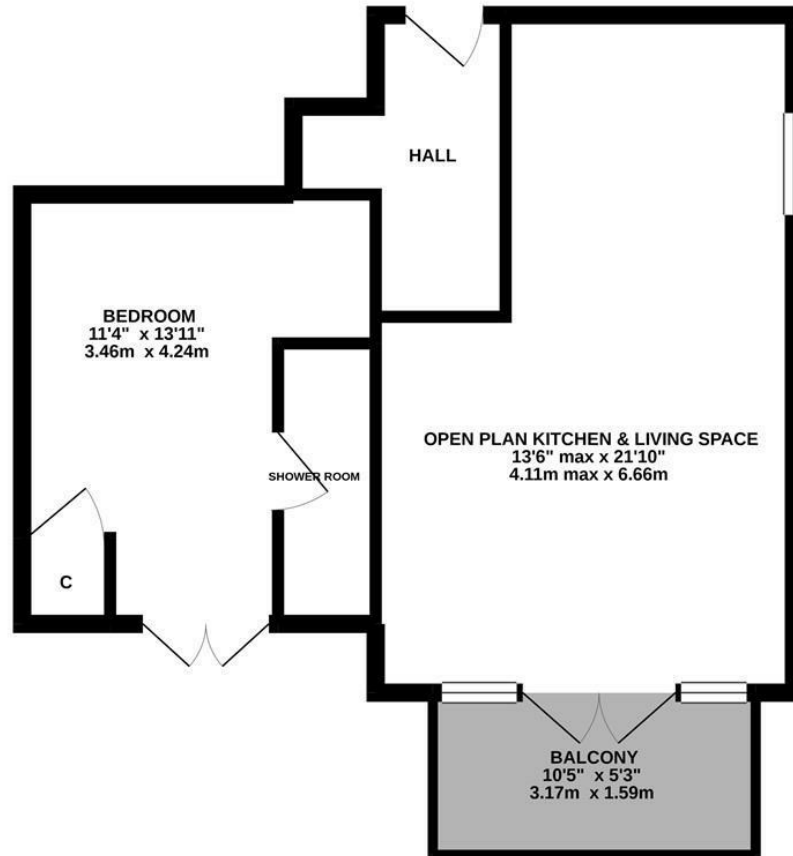
Offers in excess of £195,000



Stunning ONE BEDROOM apartment with a private, rear facing balcony set on the second floor of this prestigious development of SEVEN LUXURY APARTMENTS. They're ideally placed in a prominent SEAFRONT POSITION in St. Leonards On Sea and conveniently located for access to the beach, independent stores and eateries at the hub of St. Leonards and both Warrior Square and West St. Leonards mainline railway stations.

This NEWLY CONVERTED home enjoys HIGH END, LUXURY FITTINGS which compliment the VICTORIAN HERITAGE. There is a sleek open plan living space with double doors opening to the private balcony which provides the perfect spot to dine al-fresco. The generous double bedroom is served by a newly installed shower room and also benefits from a JULIETTE BALCONY which frames a beautiful outlook of the cliffs at the rear. Being sold with a NEW LEASE, SHARE OF FREEHOLD and NO ONWARD CHAIN it would make the PERFECT FIRST TIME HOME or seaside retreat

**SECOND FLOOR**  
460 sq.ft. (42.7 sq.m.) approx.



**TOTAL FLOOR AREA : 460 sq.ft. (42.7 sq.m.) approx.**

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 mis-statement. 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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