



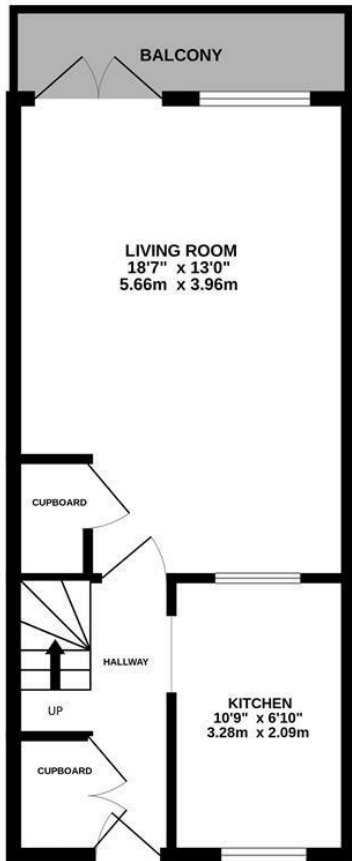
Grand Parade, St. Leonards-On-Sea TN37 6DW

Offers in excess of £295,000

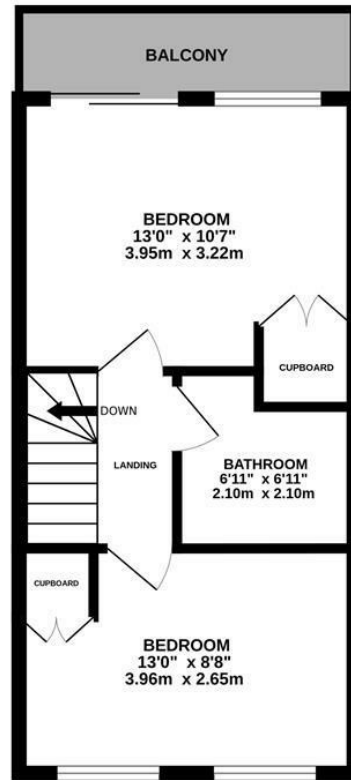


Two bedroom apartment located in a PRIME SEAFRONT POSITION on Grand Parade with DIRECT SEA VIEWS. Occupying an IDYLIC SPOT this property is adjacent to the beach and enviably placed to enjoy the local eateries, independent shops, galleries and within walking distance of the main railway station at Warrior Square. The accommodation spans the top two floors of this period residence, with ORIGINAL PARQUET FLOORING, comprising of a spacious LIVING DINING ROOM which benefits from access to a PRIVATE BALCONY. The modern fitted kitchen offers room for appliances, with ample storage and worktop space, plus a serving hatch through to the living space. The TWO DOUBLE BEDROOMS and family bathroom are located on the top floor, with the primary enjoying picturesque SEA VIEWS and access to the second BALCONY. Positioned in a sought after location, this property would make the PERFECT FIRST HOME or SEASIDE RETREAT and is not to be missed.

THIRD FLOOR
380 sq.ft. (35.3 sq.m.) approx.



FOURTH FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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