

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

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6a Grosvenor Crescent, St Leonards-on-Sea, East Sussex TN38 0BX

**£375,000 leasehold**

A beautifully presented and elegantly proportioned ground floor flat in an attractive Edwardian conversion with two double bedrooms, open plan kitchen/dining/living space, reception room and garden. Offered to the market with no chain and situated a few moments from the beach.

Ground Floor Flat  
Period Features

2 Double Bedrooms  
Generous Proportions

Kitchen/Dining/Living Room  
Close to Seafront

Separate Reception Room  
Chain Free



## Description

6a Grosvenor Crescent forms part of an attractive Edwardian property that overlooks West Marina Gardens, just a few moments walk from St Leonards seafront. The property is presented in good decorative order throughout and has retained many of the period features typical of the era, to include high ceilings (over 10ft), tall skirting boards, original fireplace and decorative cornicing to the ceiling. A wide reception hall gives access to all the principle rooms. The kitchen/living area has a large bay window to the front overlooking Marina Gardens and is a fantastic entertaining space large enough for a dining table. There is a separate reception room that centres around a fireplace with decorative marble surround and has double doors leading out to its own private garden. Both bedrooms are doubles and are served by a well presented bathroom. Although the property is situated at the quieter end of St Leonards, it is within walking distance of pubs, bars and recreational facilities that St Leonards has to offer and is a short walk from the iconic Norman Road and Warrior Square. The property is within a short distance of West St Leonards station which offers mainline services into London Charing Cross. The property is offered to the market with no chain and viewing is highly recommended to appreciate this stunning coastal residence.

## Directions

The property is situated in Grosvenor Crescent, directly opposite West Marina Gardens on St Leonards Seafront.

What3Words: ///wings.catch.along

## THE ACCOMMODATION

With approximate dimensions, is approached via a communal front path, down the side of the property to a private door giving access into 6a. A partially glazed door leads to the

## ENTRANCE HALL

Recessed lighting to ceiling, laminate flooring, radiator, large storage cupboard housing the wall mounted Worcester boiler and electricity meter. Tall skirting boards, decorative cornicing to ceiling.

## KITCHEN/DINING/RECEPTION ROOM

21' 2" x 14' 10" (6.45m x 4.52m) The kitchen area comprises a variety of wall and base mounted units incorporating cupboards and drawers with slate effect work surface and stainless steel sink drainer unit with mixer tap over, integrated Neff electric oven, four ring Neff hob over, brushed aluminium splash back with extractor hood over. Integrated fridge/freezer, space for appliances. There is a central island with breakfast bar and storage beneath, laminate flooring, wall mounted light fittings, bay window to the front of the property with fitted shutters overlooking West Marina Gardens, decorative cornicing to ceiling.



## RECEPTION ROOM

19' 9" x 14' 10" (6.02m x 4.52m) Double doors to the rear of the property, centered around a large fireplace with original marble surround and tiled hearth, recessed lighting to ceiling, decorative cornicing, laminate flooring, television aerial point, tall skirting boards.



## BEDROOM ONE

14' 8" x 14' 2" (4.47m x 4.32m) Bay window to the rear of the property overlooking the private garden, television aerial point, tall skirting boards, picture rail, recessed lighting to ceiling.



## BEDROOM TWO

14' 8" x 11' 5" (4.47m x 3.48m) Bay window to the front of the property overlooking West Marina Gardens, recessed lighting to ceiling, decorative cornicing, laminate flooring.



## OUTSIDE

The private garden is accessed from the reception room and side gate. There is a large patio area and raised terraces places with mature shrubs.

## LEASE DETAILS

The property also owns the Freehold. 125 year lease from 23rd June 2006 Maintenance payable as and when.

## COUNCIL TAX

Hastings Borough Council  
Band B £2,081.78

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.