



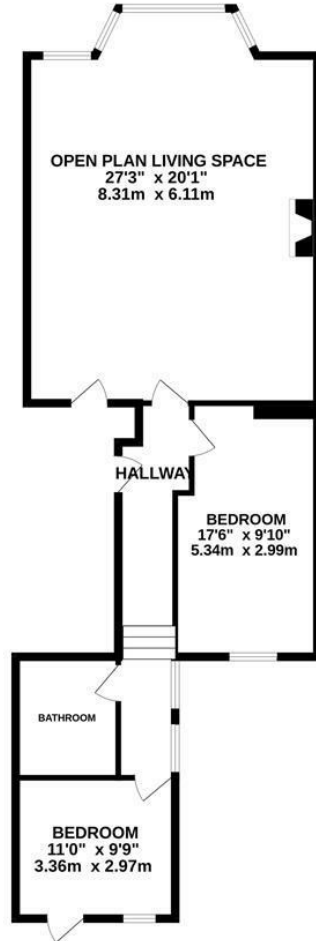
## Marina, St. Leonards-On-Sea TN38 0BL

Offers in excess of £425,000



Impressive TWO BEDROOM APARTMENT with STUNNING SEA VIEWS set in a prime seafront location. Enjoying an IDYLIC POSITION, it is set adjacent to the beach and just a short stroll from the hub of St. Leonards On Sea where there are local independent shops, award winning eateries and galleries along with a mainline railway station with connections to London. Having undergone significant restoration, the accommodation here is PRESENTED TO AN EXCELLENT STANDARD, offering a luxury sense of living whilst enjoying a WEALTH OF ORIGINAL FEATURES including wooden shutters and corning throughout. The BAY FRONTED LIVING SPACE frames EXPANSIVE SEA VIEWS towards Beachy Head and measures an impressive 27'3 x 20'1 providing plenty of room for a full dining table and is open to the MODERN FITTED KITCHEN where there is a BREAKFAST BAR/CENTRAL ISLAND creating the ideal sociable setting. There are TWO DOUBLE BEDROOMS together with a STYLISH BATHROOM which enjoys a FREESTANDING BATH and separate shower enclosure. To the rear of the property there is also a HANDY UTILITY ROOM housing additional storage. Being sold with a SHARE OF FREEHOLD and NO ONWARD CHAIN, this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

FIRST FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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