

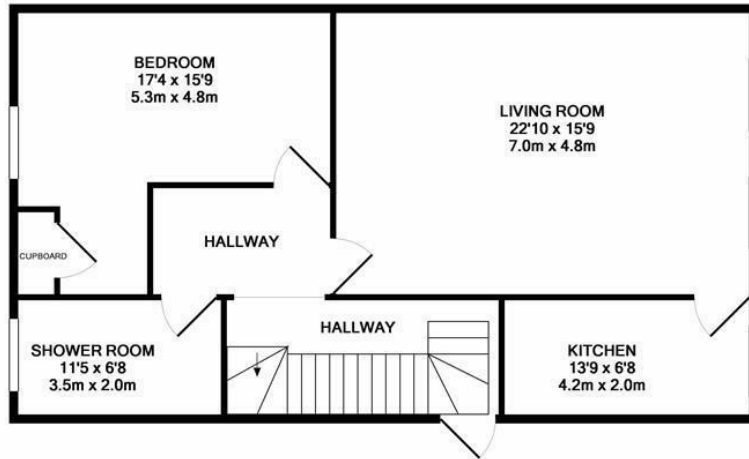


## Marina, St. Leonards-On-Sea TN38 0BP

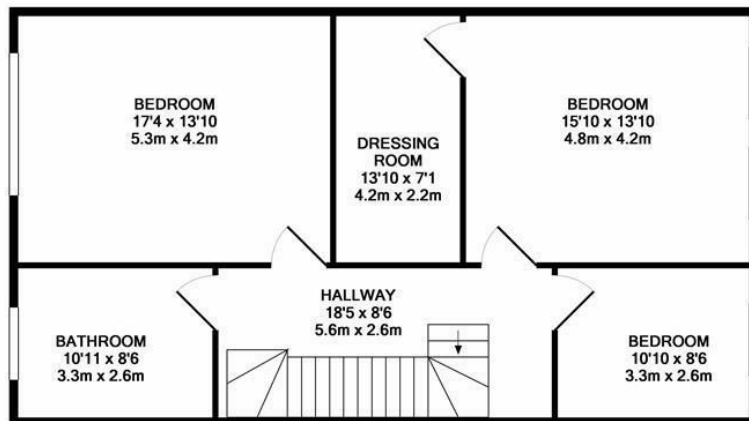
Offers in excess of £450,000



A handsome and contemporary TWO STOREY MAISONETTE relishing FAR REACHING SEA VIEWS. It's positioned in a sought after seafront location adjacent to the beach and just a short walk from the vibrant hub of St. Leonards On Sea where there are award winning eateries, a range of local independent shops and galleries along with Warrior Square railway station with it's connections to London. Spanning the UPPER TWO STOREYS of this period residence the accommodation here offers FOUR BEDROOMS and enjoys a wealth of original features with GENEROUS PROPORTIONS. The GRAND LIVING SPACE measures an impressive 22'10 x 15'9 offering plenty of room for a full dining table with large windows framing the sea view and a FEATURE FIREPLACE while the SEPARATE KITCHEN is fitted with CONTEMPORARY UNITS providing ample storage and worktop space. There is also a MODERN SHOWER ROOM on this floor. The four bedrooms span both floors with one currently being used as a home office enjoying a rear aspect while the main bedroom benefits from an ADDITIONAL DRESSING ROOM together with a STYLISH FAMILY BATHROOM featuring a roll



GROUND FLOOR  
APPROX. FLOOR  
AREA 899 SQ.FT.  
(83.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 899 SQ.FT.  
(83.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (167.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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