



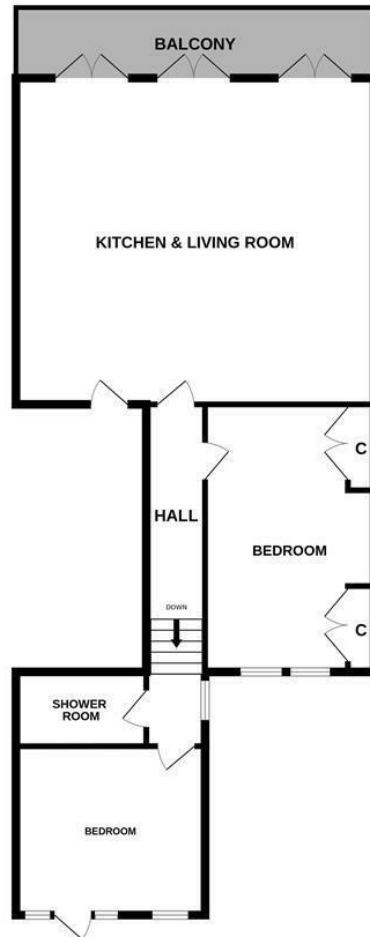
Marina, St. Leonards-On-Sea TN38 0BL

Offers in excess of £475,000



An exceptional example of a two bedroom seafront apartment with a SOUTH FACING BALCONY and private rear garden. Spanning the FIRST FLOOR of this attractive residence and having undergone a total restoration the accommodation is beautifully presented throughout, retaining a WEALTH OF ORIGINAL FEATURES including high ceilings, decorative cornicing and exposed brickwork. The impressive OPEN PLAN LIVING SPACE spans the front of the property with three sets of patio doors opening to the cast iron balcony, framing UNINTERRUPTED VIEWS OF THE ENGLISH CHANNEL. Original exposed floorboards flow throughout and there is a feature fireplace, ample room for a dining table and a LUXURY FITTED KITCHEN complimented with quartz worktops, open shelving and INTEGRATED APPLIANCES. A freestanding, reclaimed island finishes the room creating a versatile and sociable space. There are two well-proportioned double bedrooms which enjoy a tranquil rear aspect, together with a STRIKING SHOWER ROOM. The principal bedroom also benefits from BUILT-IN WARDROBES and additional overhead storage. Externally the rear garden provides an idyllic spot to dine al-fresco, enjoys the sun throughout the afternoon. Being sold with NO ONWARD CHAIN properties of this superiority are rarely available and not to be missed.

1ST FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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