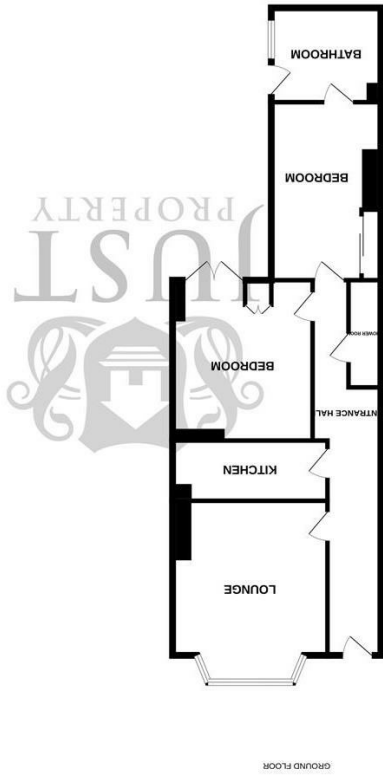


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	80

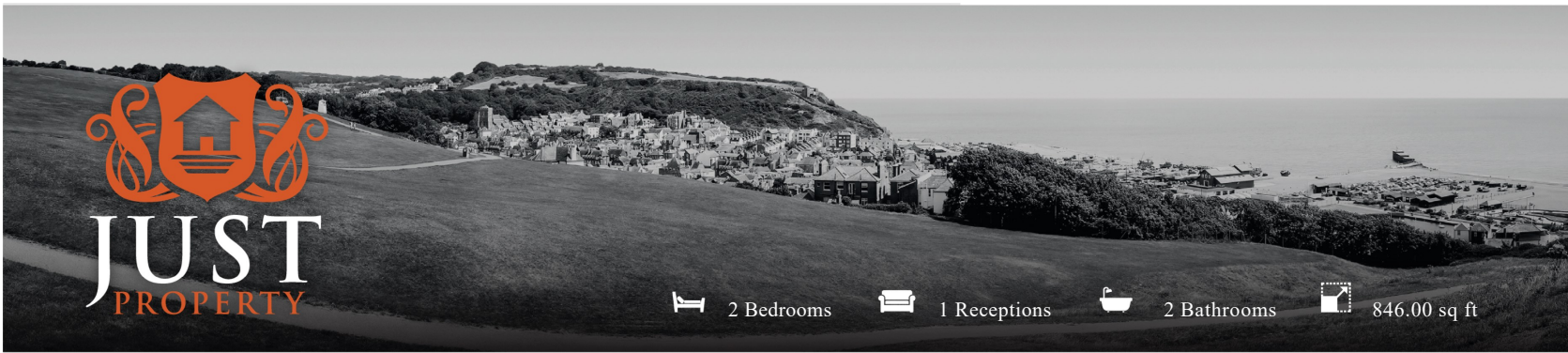
Reference should be made to the full details of the Energy Performance Certificate (EPC) which is available at www.ePC.gov.uk. The EPC is a legal requirement for all rented properties in England and Wales. The EPC is a legal requirement for all rented properties in England and Wales. The EPC is a legal requirement for all rented properties in England and Wales.



FLOORPLANS

86b Marina, St. Leonards-On-Sea, TN38 0BL

www.justproperty.net

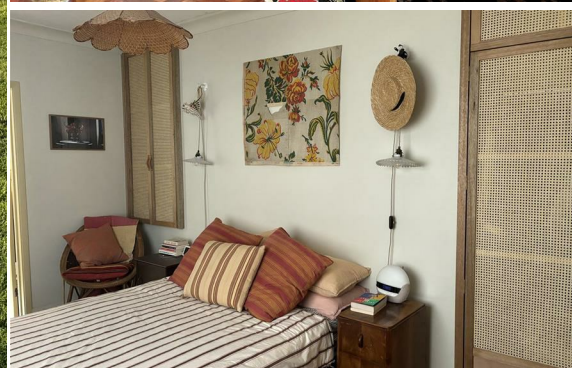
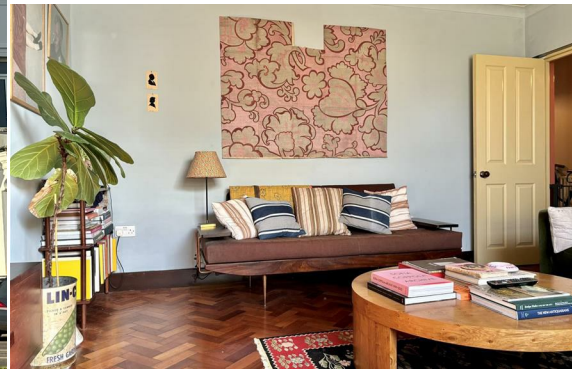


2 Bedrooms | 1 Receptions | 2 Bathrooms | 846.00 sq ft

Leasehold - Share of Freehold

£275,000

86b Marina, St. Leonards-On-Sea, TN38 0BL



PROPERTY DETAILS

Offers Over £275,000

Just Property are delighted to bring to the market this TWO BEDROOM lower ground floor flat located on the Marina in St Leonards, No. 86 is situated close to the local shops in St Leonards, being a short walk away from the entertainment area of Norman and Kings Road (where Warrior Square Train Station can be found), as well as the promenade & seafront being only minutes away.

This fantastic seafront flat has been done to an immaculate condition by the current owners and comprises off a PRIVATE ENTRANCE to the front, a spacious entrance hall, a homely lounge / dining room with wooden flooring throughout, a newly fitted kitchen with plenty of integral appliances, TWO DOUBLE BEDROOMS with one benefiting from a spacious En-Suite space and them both having their own access out the private rear courtyard.

Externally the property has outside space to both the front and the rear of the property, this can be used as an ideal space for alfresco dining and hosting.

We have been advised that the flat comes with a Share Of The Freehold (lease length being 994 years) and a maintenance charge being on an as and when basis.

To arrange access for a viewing, contact the vendors choice of Sole Agents Just Property on 01424 444 100 to see all this wonderful property has to offer.



ROOM DIMENSIONS

Entrance Hall

Lounge
13'5" x 13'5" (4.1 x 4.1)

Kitchen
14'1" x 5'2" (4.3 x 1.6)

Bedroom
15'5" x 12'5" (4.7 x 3.8)

Bathroom
10'5" x 7'6" (3.2 x 2.3)

Bedroom
14'9" x 10'9" (4.5 x 3.3)

Shower Room

FEATURES

- Front and Rear Outside space
- Long Lease
- Share of Freehold
- En-suite
- Located in a Grand Building
- Sea Front Location
- Immaculate Condition
- Viewing Essential
- Private Entrance

