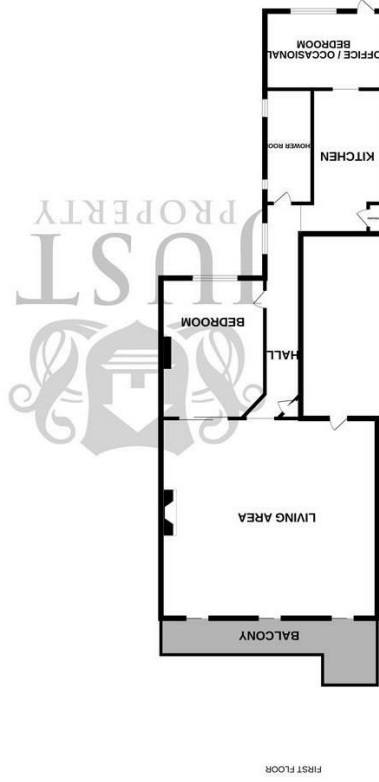


Information has been made available to assist the viewer in the making of a decision on the purchase of the property. It is not intended to constitute an offer of any financial product. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

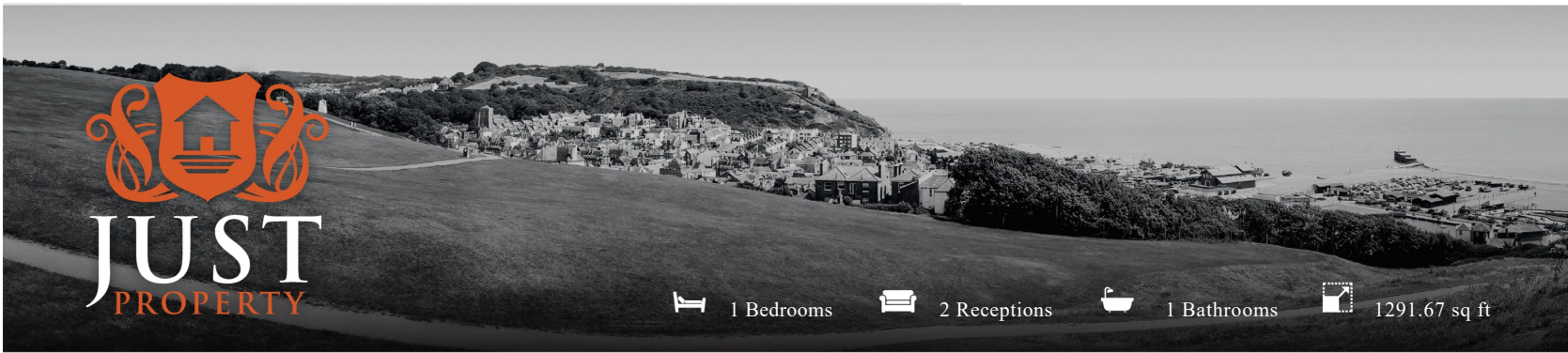
England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



# FLOORPLANS

Flat 2, 107 Marina, St. Leonards-On-Sea, TN38 0BP

[www.justproperty.net](http://www.justproperty.net)



1 Bedrooms   2 Receptions   1 Bathrooms   1291.67 sq ft

Flat 2, 107 Marina, St. Leonards-On-Sea, TN38 0BP

Leasehold - Share of Freehold

£525,000





1 Bedrooms 2 Receptions 1 Bathrooms 1291.67 sq ft

## PROPERTY DETAILS

OFFERS IN EXCESS OF £525,000

An exceptional and deceptive one double bedroom and two reception room first floor apartment, forming part of this impressive Victorian building in St Leonards and ideally situated directly opposite the promenade, enjoying views of the sea as well as being close to local shops, bus routes, Grosvenor Gardens and West St Leonards mainline railway station.

The property is immaculately presented throughout and provides accommodation to include a 23'4 x 21'7 living room with four floor to ceiling windows/doors looking out directly over the English Channel and giving access to the very impressive south facing balcony, a re-fitted kitchen with built-in appliances, an adjoining office/occasional bedroom area, a stunning double bedroom and a luxury re-fitted shower room/w.c.

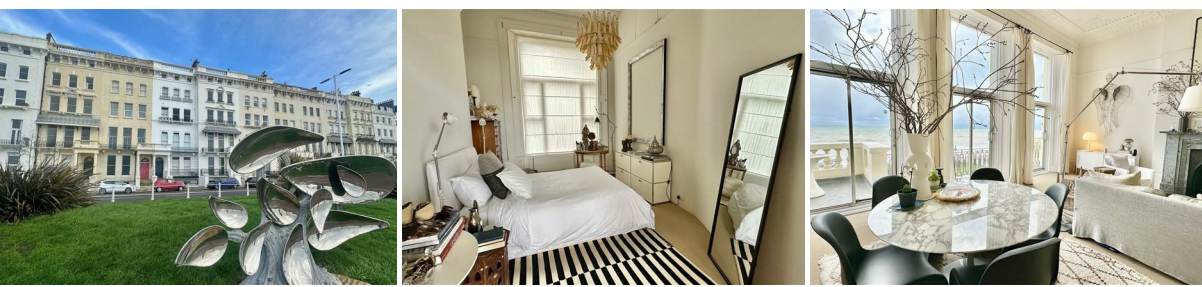
A particular feature of this wonderful apartment is the private rear gardens which features many established plant, shrubs and trees and is a fantastic place to relax and enjoy a secluded private outdoor area.

The ceilings of the apartment are over 13ft high and are original and have the most beautiful detailing, there is an original fireplace in the living room amongst other features, giving the property a real feel of quality and desirability.

The apartment has a share of the freehold, the balance of the 999 year lease, and maintenance is currently £130 pcm. The lease states that the building is for owner occupiers only, meaning there are no holiday lets or subletting.

Positioned on the first floor, there are far reaching views over the promenade and over the English Channel.

The apartment is a real credit to the current owner and is of such quality & are rarely available, viewings are highly recommended by the vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance

Stairs To First Floor

Front Door

Living Room  
23'4" x 21'7" (7.12 x 6.58)

Balcony

Bedroom  
15'1" x 11'2" (4.62 x 3.42)

Hallway

Shower Room / WC  
12'2" x 4'0" (3.73 x 1.23)

Kitchen  
15'7" x 7'6" (4.77 x 2.29)

Office / Occasional Bedroom  
12'8" x 8'5" (3.87 x 2.57)

Rear Garden

## FEATURES

- Beautiful First Floor Apartment
- Share Of Freehold
- Stunning Interior Design
- Full Width Balcony
- Balance Of 999 Year Lease
- Wealth Of Original Features
- Wonderful Private Rear Garden
- Floor To Ceiling Doors To Balcony
- Highly Desirable Seafront Position
- Close To St Leonards Centre / Railway Station

