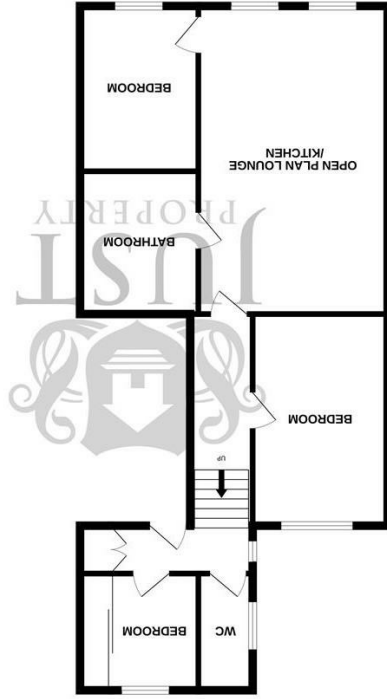


Measurements have been taken to the best of our knowledge and are for guidance only. They do not constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you. The company therefore gives notice that none of the material 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.

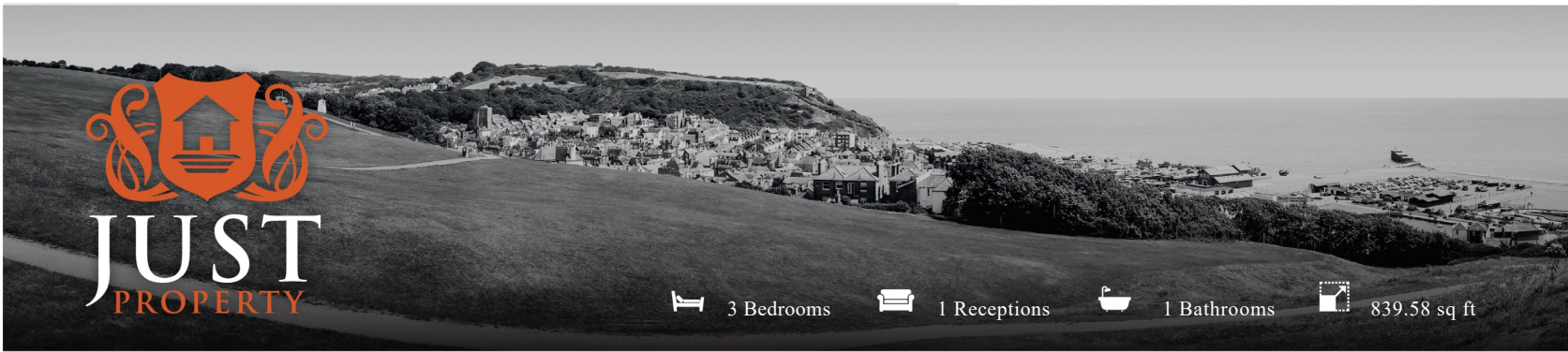
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	81



Flat 3 98 Marina, St. Leonards-on-Sea, TN38 0BP

# FLOORPLANS

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



3 Bedrooms | 1 Receptions | 1 Bathrooms | 839.58 sq ft

Leasehold

£340,000

Flat 3 98 Marina, St. Leonards-on-Sea, TN38 0BP







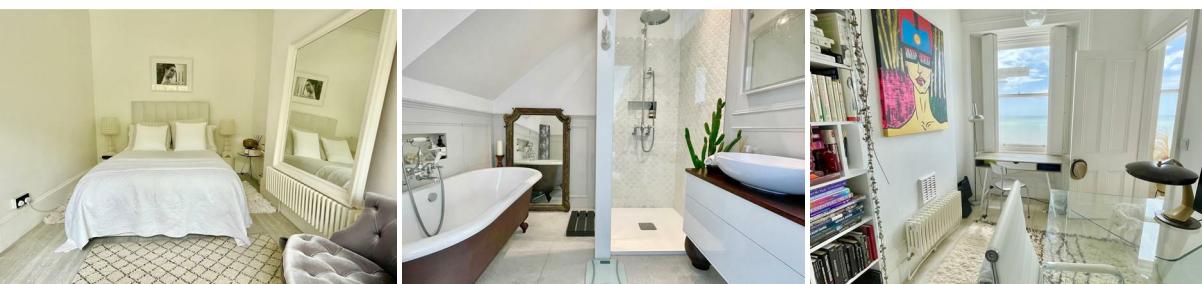
3 Bedrooms 1 Receptions 1 Bathrooms 839.58 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market, a beautifully presented, three bedroom second floor seafront apartment with direct views over the English Channel and over the gardens of St Leonards seafront. The property is within walking distance of the beaches and promenade, as well as mainline railway station and Hastings and St Leonards town centres. The towns of Bexhill, Battle Rye and Eastbourne could also be found a short drive away. St Leonards is a vibrant and happening area with new restaurants, cafes and independent shops opening all the time.

The property has been immaculately presented by the current owner and offers accommodation to include a spacious entrance hallway with useful utility cupboard, third bedroom with built-in storage, a separate WC and stairs leading up to the main bedroom with views over the rear of the property. The light and spacious reception room offers open plan living with a fitted kitchen, and two windows overlooking the beautiful seafront. There is also a third bedroom to the front of the property as well as a stunning family bathroom with separate shower including under floor heating, a Lusso stone sink and mirror encased in a bespoke wall hung vanity unit, rain shower with Albion brassware. The property benefits from having a brand new fitted combi boiler with lifetime service plan, sash windows, original features including shutters, panelling and cornicing. The lease is currently 86 years and maintenance is £500 every six months with £100 ground rent.

To fully appreciate this stunning apartment viewing is considered essential via the choice of sole agents, Just Property



## ROOM DIMENSIONS

Stairs to Second Floor

Front Door

Hallway

Utility Cupboard

Bedroom

7'9" x 5'10" (2.38 x 1.79)

WC

Stairs To Hallway

Bedroom

14'9" x 8'5" (4.50 x 2.58)

Open Plan Lounge / Kitchen

21'4" x 13'1" (6.51 x 4)

Luxury Bathroom

9'10" x 8'2" (3 x 2.49)

Bedroom

11'5" x 8'2" (3.50 x 2.49)

## FEATURES

- Three Bedrooms
- Wonderful Direct Sea Views
- Luxury Bath & Shower Room
- Open Plan Reception Room/Kitchen
- Beautifully Presented
- Stunning Interiors
- Great Ceiling Height & Original Features
- Regency Building Designed by Decimus Burton
- Close To Station and Shops
- Council Tax Band A

