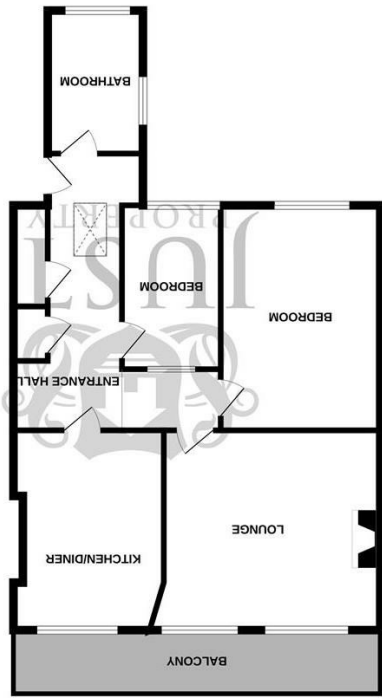
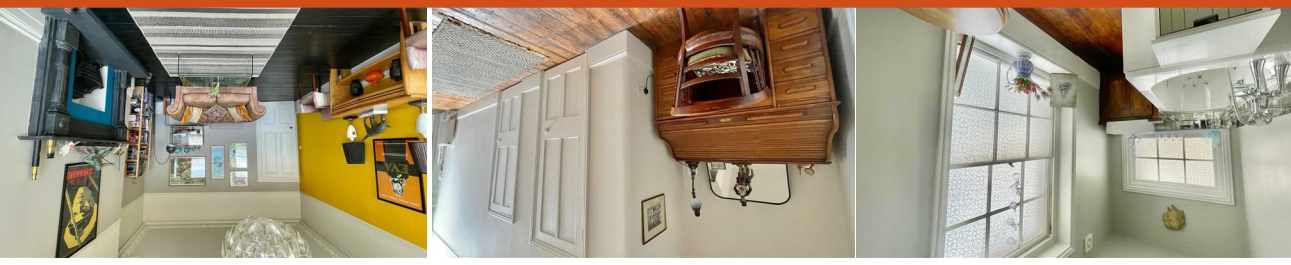


Measurements are taken to the internal face of the walls and are approximate. The company does not warrant the accuracy of these measurements. The company is not responsible for any errors or omissions in these measurements. The company is not responsible for any errors or omissions in these measurements. The company is not responsible for any errors or omissions in these measurements.

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	73
Potential	79



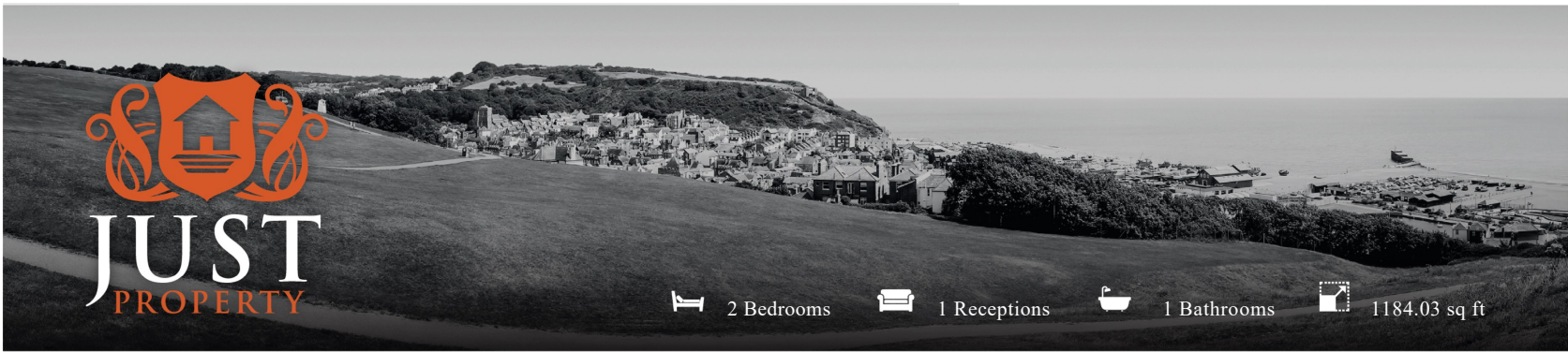
FIRST FLOOR  
1184 sq. ft. (110.0 sq. m.) approx.



Flat 1, 40B Marina, St. Leonards-On-Sea, TN38 0BU

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 1184.03 sq ft

Flat 1, 40B Marina, St. Leonards-On-Sea, TN38 0BU

Leasehold - Share of Freehold

£389,950







2 Bedrooms 1 Receptions 1 Bathrooms 1184.03 sq ft

## PROPERTY DETAILS

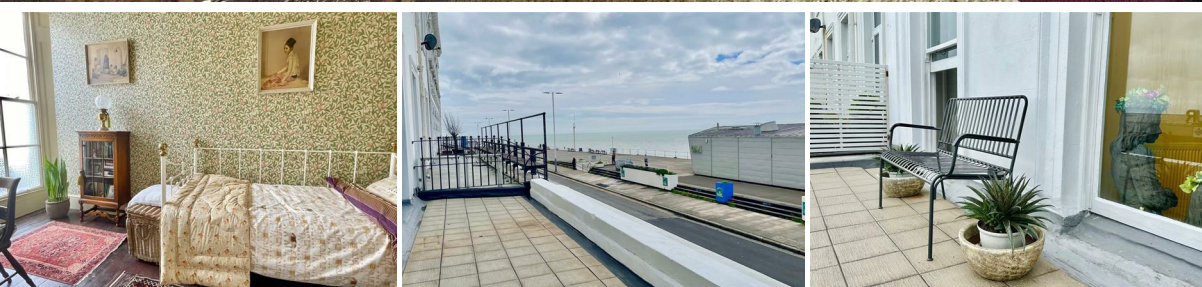
### CHAIN FREE

Exceptionally well presented & in immaculate condition, Just Property are delighted to bring to the market, this spacious two bedroom hall/first floor apartment located on St Leonards seafront. This Georgian colonnade property dates back to 1829, built by James Burton the most successful property developer of the Regency era. The property was built as a seventeen room luxury dwelling house and in 1923 sympathetically converted into three beautiful apartments. Located directly opposite the seafront promenade it is within walking distance of cafes, restaurants, shops, a cinema, sailing club & art galleries. A ten minute walk from St Leonards Warrior Square railway station & five minutes from main bus routes.

The property accommodation is approached via the rear of the building, and four steps leading up to the front door. There is a wonderful entrance hallway, measuring in excess of 26ft with a family bathroom/WC, second bedroom, incredibly useful storage cupboard, utility cupboard and home office/desk area. The kitchen is of great proportions and offers a light and bright place to entertain as well. There is a very well proportioned principal bedroom with a window overlooking the rear of the property towards East Ascent, and a wonderful family lounge with a large slate fireplace and floor-to-ceiling windows. A particular feature of this property is the large sun terrace to the front of the building with views over the English Channel, and towards Beachy Head and Hastings pier.

There are a wealth of original features to the property, including ceiling roses, deep skirting boards, 7 ft doors, original wooden floors, and 11 ft high ceilings. The property benefits from having 1184 sq ft internally, a service charge of £1017 per annum, a 1/3 share of the freehold, and the remainder of the 999 year lease.

Viewing of this exceptional, sympathetic conversion of an elegant Georgian property comes highly recommended by the vendors choice of sole agents.



## ROOM DIMENSIONS

Communal Entrance

Steps To

Front Door

Hallway  
26'6" (8.10)

Bathroom  
9'5" x 5'0" (2.89 x 1.53)

Utility Cupboard

Storage Cupboard

Kitchen / Diner  
19'3" x 10'11" (5.89 x 3.34)

Bedroom  
14'4" x 7'4" (4.37 x 2.26)

Bedroom  
18'9" x 10'1" (5.73 x 3.09)

Lounge

19'7" x 15'11" (5.99 x 4.87)

Balcony

28 (8.53m)

## FEATURES

- Georgian Seafront Apartment
- Two Bedrooms
- 1184 sq ft Of Accommodation
- 28ft x 7ft Sea Facing Balcony
- 11ft High Ceilings
- Immaculate Condition
- James Burton Grade II Listed
- Wealth Of Original Features
- One Third Share Of Freehold
- 999yr Lease

