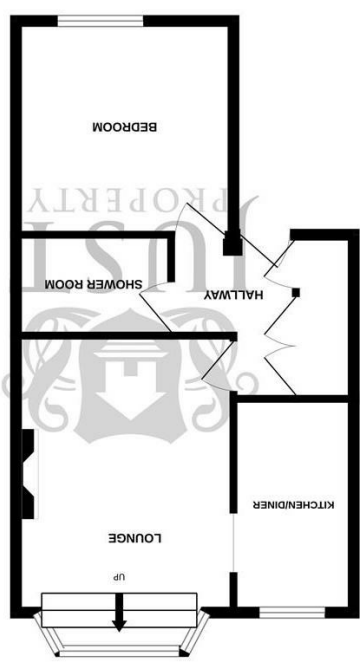


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	42
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Information has been made available to ensure that 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 or a warranty. You should obtain clarification on any matters of importance to you.



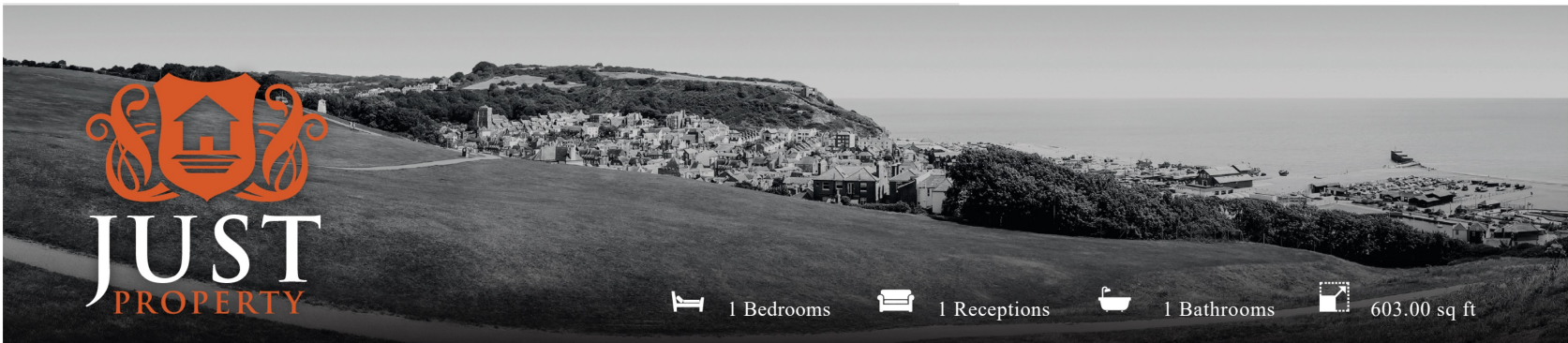
THIRD FLOOR



# FLOORPLANS

Flat 4, 88 Marina, St. Leonards-On-Sea, TN38 0BL

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



1 Bedrooms | 1 Receptions | 1 Bathrooms | 603.00 sq ft

Flat 4, 88 Marina, St. Leonards-On-Sea, TN38 0BL

Leasehold

# £239,950







1 Bedrooms 1 Receptions 1 Bathrooms 603.00 sq ft

## PROPERTY DETAILS

Just Property are thrilled to present this exquisite and impeccably refurbished one-bedroom third-floor flat, offering breath-taking sea views across the English Channel.

Ideally positioned within a short stroll from the vibrant heart of St Leonards, this property provides easy access to an array of independent shops, charming eateries, and the mainline railway station, which offers direct links to London—making it perfect for commuters and those seeking the coastal lifestyle.

This beautifully renovated flat, which benefitted from being back to the brick, seamlessly blends modern luxury with timeless character. The property has been thoughtfully updated by the current owner, preserving many original features while incorporating contemporary upgrades. Notable highlights include newly installed double-glazed sliding sash windows, a sleek and stylish fitted kitchen, and a modern shower room that exudes sophistication.

The large lounge is a true focal point, featuring a raised bay seating area designed to perfectly capture the stunning panoramic sea views. This space invites you to relax and unwind while gazing out over the tranquil waters of the English Channel.

Further enhancing the flat's practicality is a spacious cupboard, cleverly designed to house additional utility space and offer extra storage solutions. The generously sized double bedroom, located at the rear of the property, provides a peaceful retreat, ensuring restful nights.

This impressive flat, with a 121 year lease, and maintenance currently being £1400 per annum, is a rare find, combining an unbeatable location with high-end finishes and captivating views. Viewing is highly recommended by the vendor's sole agents to fully appreciate the quality and charm of this exceptional property.



## ROOM DIMENSIONS

Communal Entrance and Stairs to the Third Floor

Front Door

Hallway

Storage Cupboards

Shower Room / WC

Bedroom

12'4" x 11'8" (3.78 x 3.58)

Family Lounge

19'10" x 12'4" (6.07 x 3.76)

Kitchen / Dining Space

11'10" x 8'7" (3.63 x 2.63)

## FEATURES

- Outstanding Direct Sea Views
- CHAIN FREE
- Beautifully and Extensively Refurbished
- One Double Bedroom
- Stunning Shower Room / WC
- Original Features
- Long Lease Of 121 Years
- Popular St Leonards Location
- Moments From Beach
- Must Be Viewed

