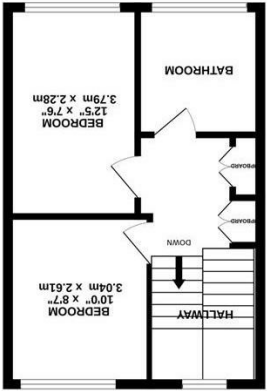
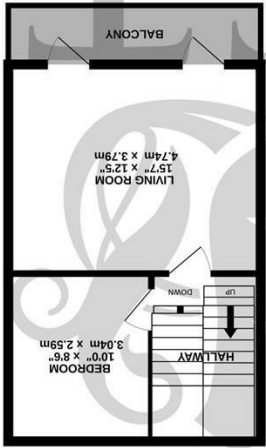




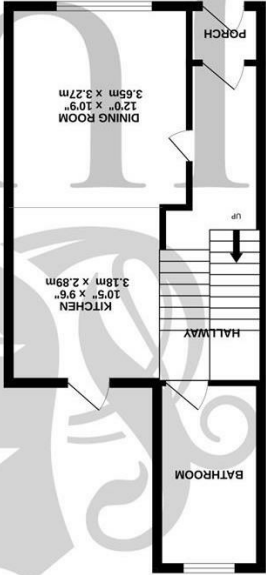
England & Wales		
EU Directive 2002/91/EC		
61	Not energy efficient - higher running costs	
	G	
	F	
	E	
	D	
	C	
	B	
77	Very energy efficient - lower running costs	
	A	
(92 plus)		Potential
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		



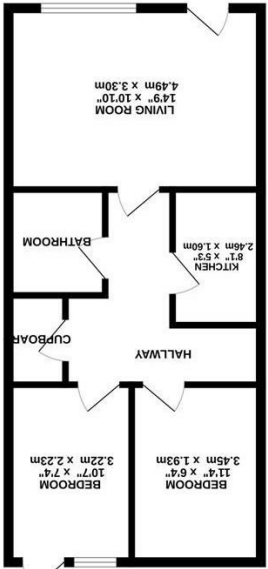
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



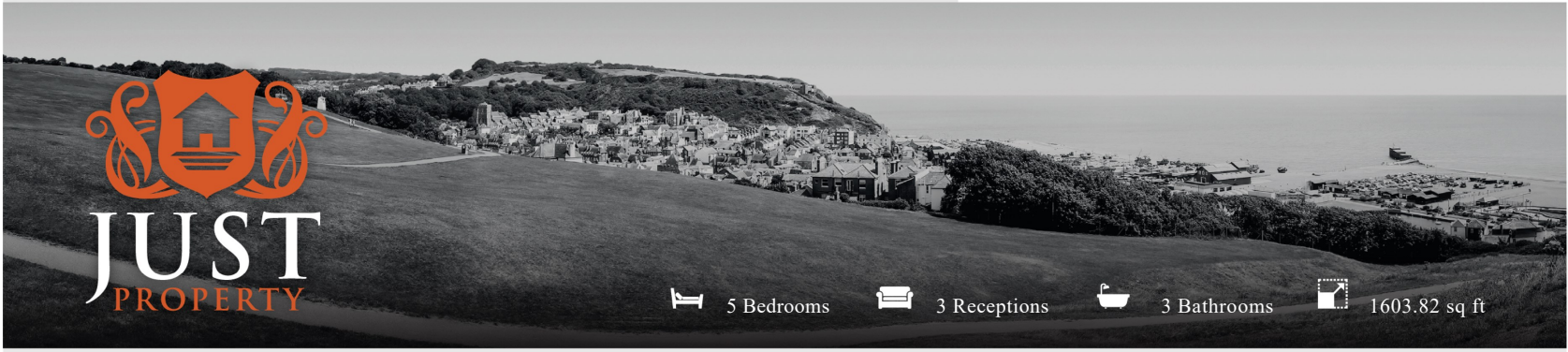
LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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5 Bedrooms 3 Receptions 3 Bathrooms 1603.82 sq ft

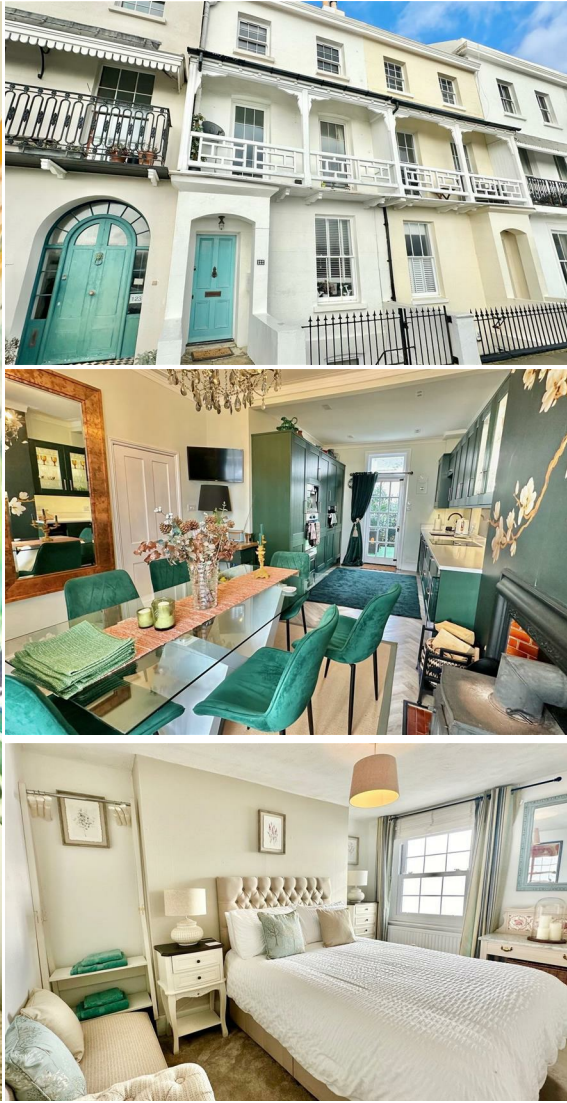
122 Marina, St Leonards On Sea, TN38 0BN

FLOORPLANS

122 Marina, St Leonards On Sea, TN38 0BN

Freehold

£685,000





Freehold

£685,000



5 Bedrooms



3 Receptions



3 Bathrooms



1603.82 sq ft

PROPERTY DETAILS

This is a Decimus Burton Georgian Grade II four storey property which is a rare find.

The main part of the house consisting of three floors, firstly the ground floor which hosts, a beautiful kitchen/dining area running the full length of the ground floor. A newly fitted kitchen with integral dishwasher, large fridge, pull out full length drawer units, granite work tops & karndean parquet flooring throughout, including an induction hob, a NEFF coffee machine, a warming tray, 2 AEG ovens one with an integral microwave. The dining area with its large sunny window & a fireplace with a wood burning stove, can seat 8/10 comfortably. There is a beautiful downstairs shower room with gorgeous stone floor tiles, underfloor heating, a lovely large shower & a separate utility area.

The original staircase which runs the 3 floors of the house fitted with a full length carpet runner & brass bars, leads us up to the 2nd floor and into a magnificent lounge with unparalleled sea views with full length doors which open up onto the balcony & this room also features a lovely fire & surround. Also on the this floor is a bedroom with tall fitted wardrobes either side of the king size bed. The lovely staircase continues to the top, the 3rd floor. Which brings us to two sunny double bedrooms one with magnificent uninterrupted sea views & one overlooking the garden. There is also a family bathroom (bath) overlooking the sea. Imagine taking a bath surrounded by scented candles sipping on a glass of wine. Just heaven...

The house that keeps on giving. Included in the basement area is the 4th floor. We find a 2 bedroom self contained apartment with a potential current rental income of up to £1000 per month or a potential Air BnB rental income. So this gorgeous grade II house can be utilised as a large family 5 bed house or it can be a lovely 3 bed house along with a 2 bed flat to optimise the rental Income and/or air Bnb.

ROOM DIMENSIONS

Front Door

Entrance Vestibule

Hallway
12'4" x 8'5" (3.78 x 2.59)

Dining Area
12'0" x 10'9" (3.66 x 3.28)

Kitchen
10'5" x 9'6" (3.18 x 2.90)

Shower Room / Utility

Stairs To First Floor Landing

Family Living Room
15'7" x 12'4" (4.75 x 3.78)

Full Width First Floor Balcony

Bedroom
10'0" x 8'3" (3.05 x 2.53)

Stairs To Second Floor Balcony

Bedroom
12'4" x 7'6" (3.78 x 2.29)

Bedroom
10'0" x 8'5" (3.05 x 2.59)

Family Bathroom / WC

Rear Gardens

Off Road Parking via Caves Road

Self Contained Apartment 122a Marina

Private Front Door

Living Room
14'9" x 10'9" (4.50 x 3.30)

Inner Hallway

Kitchen
8'0" x 5'2" (2.46 x 1.60)

Bedroom
10'7" x 7'4" (3.23 x 2.24)

Bedroom
10'7" x 7'4" (3.23 x 2.24)

Bathroom / WC

Rear Courtyard

FEATURES

- Grade II Listed Building
- Five Bedrooms
- Three Bathrooms
- Direct Sea Views
- Stunning Original Architecture
- Main House and Self Contained Two Bedroom Apartment with Private Entrance
- Wonderful Condition
- Ideal Home and Investment
- Parking and Gardens to Rear
- Dual Aspect Kitchen and Dining Area

