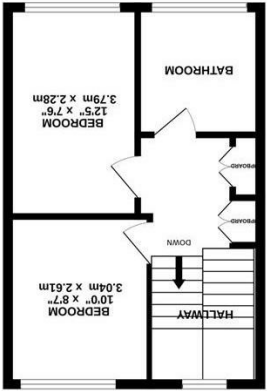
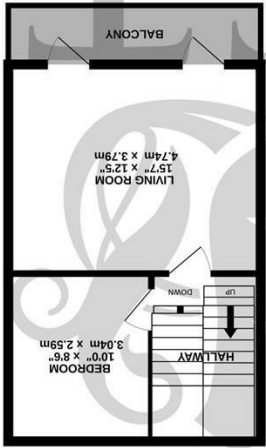




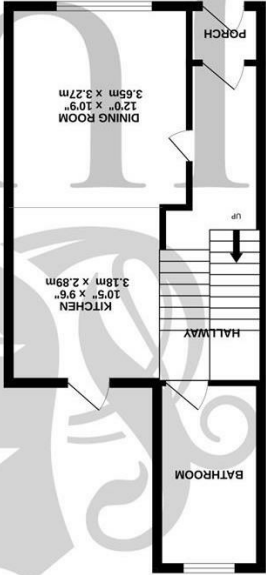
England & Wales		
EU Directive 2002/91/EC		
61	Not energy efficient - higher running costs	
	G	
	F	
	E	
	D	
	C	
	B	
77	Very energy efficient - lower running costs	
	A	
Current		Potential
Energy Efficiency Rating		



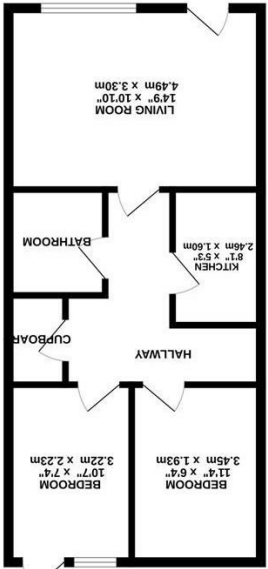
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



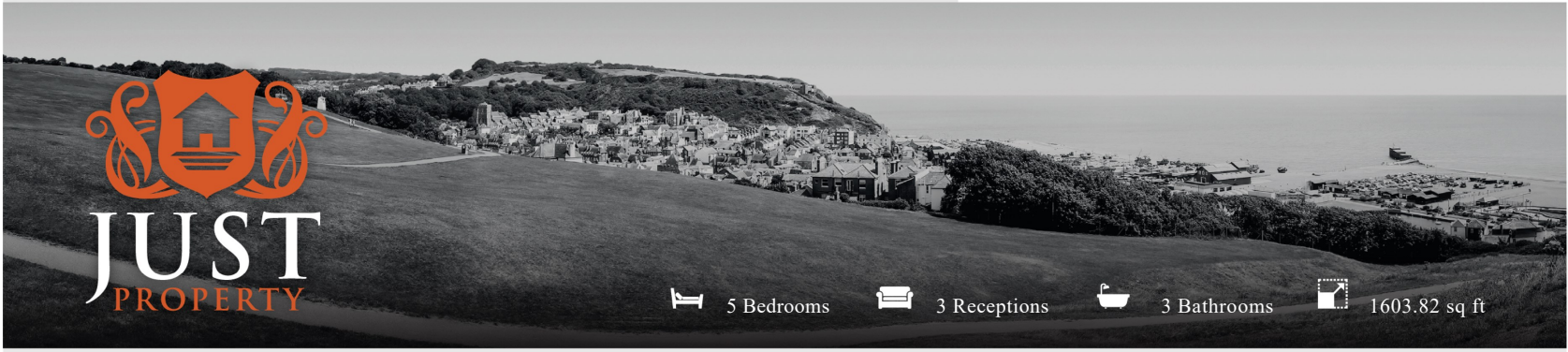
LOWER GROUND FLOOR

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 consists of three floors. Firstly, the ground floor 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 worktops and Karndean parquet flooring throughout, including an induction hob, a NEFF coffee machine, a warming tray, and two AEG ovens—one with an integral microwave. The dining area, with its large sunny window and 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, and a separate utility area.

The original staircase, which runs the three floors of the house and is fitted with a full-length carpet runner and brass bars, leads us up to the second floor and into a magnificent lounge with unparalleled sea views. With full-length doors that open up onto the balcony, this room also features a lovely fire and surround. Also on this floor is a bedroom with tall fitted wardrobes either side of the king-size bed. The lovely staircase continues to the top—the third floor—which brings us to two sunny double bedrooms: one with magnificent uninterrupted sea views and one overlooking the garden. There is also a family bathroom (with 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 fourth floor. We find a two-bedroom self-contained apartment with a potential current rental income of up to £1,000 per month or a potential Airbnb rental income. So, this gorgeous Grade II house can be utilised as a large family five-bed house, or it can be a lovely three-bed house along with a two-bed flat to optimise the rental income and/or Airbnb.



## 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

