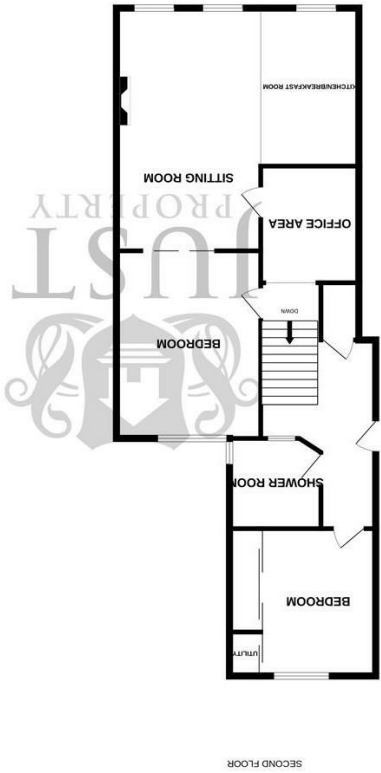




England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not energy efficient - higher running costs		
		77
		82
Energy Efficiency Rating		

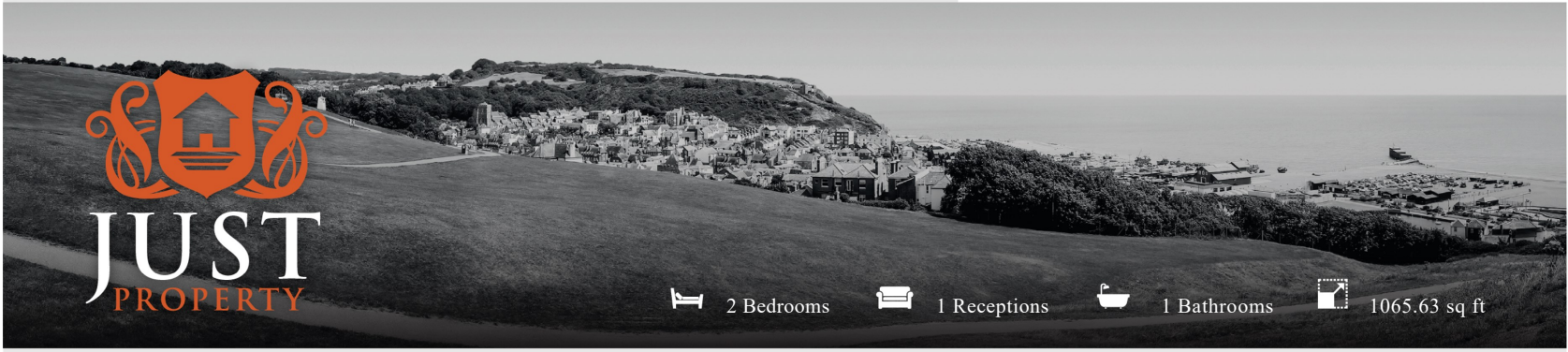
Measurements have been made to ensure the accuracy of the English standard floor measurements of doors, windows, stairs and any other areas are appropriate and no responsibility is taken for any errors or omissions. The company therefore gives notice that none of the material issued or visual depictions 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.



# FLOORPLANS

Flat 5, 102/103 Marina, St. Leonards-On-Sea, TN38 0BP

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

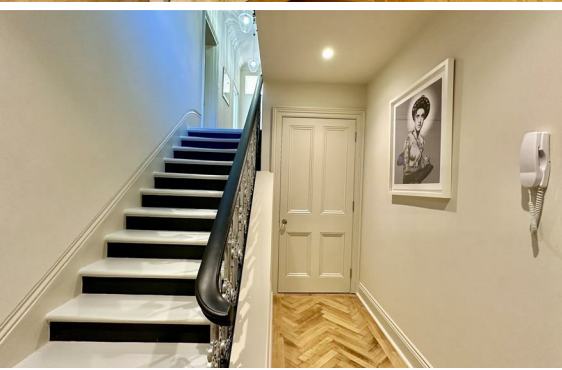


2 Bedrooms | 1 Receptions | 1 Bathrooms | 1065.63 sq ft

Flat 5, 102/103 Marina, St. Leonards-On-Sea, TN38 0BP

Leasehold - Share of Freehold

£450,000





Leasehold - Share of Freehold

£450,000

2 Bedrooms 1 Receptions 1 Bathrooms 1065.63 sq ft

## PROPERTY DETAILS

GUIDE PRICE £445,000

An Exceptional Seafront Maisonette with Elegant Interiors and Panoramic Views

An outstanding opportunity to acquire a beautifully refurbished two-bedroom maisonette, occupying the upper floors of a handsome Victorian building in the heart of St Leonards. This immaculately presented home is enviably positioned directly opposite the stunning seafront and promenade, enjoying wonderful sea views. It's also within close proximity to local shops, cafés, bus routes, and West St Leonards railway station, with both St Leonards and Hastings town centres within walking distance.

Accessed via elegant communal areas, the property is located on the second floor and offers a welcoming entrance hallway with useful built-in storage. The stylish shower room features underfloor heating, Fired Earth tiling, and a contemporary WC. The second bedroom overlooks the rear gardens and incorporates a utility cupboard, with a bespoke sweeping staircase leading to a versatile mezzanine office area.

The principal bedroom is generously proportioned and showcases original period details, including ornate ceiling roses and cornicing, along with a set of handcrafted pocket doors that open into the spacious living room and kitchen/dining area. The recently fitted kitchen is of superb quality, featuring a Bosch integrated fridge freezer, AEG and Neff appliances, and striking vintage Murano hand-blown glass pendant lighting above the counter.

The adjoining living area is enhanced by a stunning hand-blown Amber Murano ceiling light and beautifully restored reclaimed parquet flooring, complete with double acoustic insulation for a peaceful living environment.

Further benefits include a share of the freehold, the remainder of a 999-year lease, and a strong sense of community within this well-maintained building.

To fully appreciate the exquisite interiors, attention to detail, and breath-taking sea views, early viewing is highly recommended through Just Property.



## ROOM DIMENSIONS

Communal Entrance	Sitting Room
Stairs To Second Floor	20'2" x 12'0" (6.15 x 3.66)
Front Door	Kitchen / Breakfast Room
Entrance Hallway	13'1" x 8'2" (3.99 x 2.49)
Storage Cupboard	
Shower Room / WC	
Bedroom	
11'7" x 10'3" (3.54 x 3.14)	
Utility Cupboard	
Elegant Staircase	
Office Area	
Bedroom	
15'5" x 12'0" (4.72 x 3.66)	

## FEATURES

- Stunning Seafront Apartment
- Beautiful Interiors
- Share of Freehold and Balance of 999 Year lease
- Completed Refurbished Throughout
- Refitted Shower Room
- Useful Utility Area
- Office Space
- Gorgeous Original Features
- Direct Sea Views and Access To Seafront
- Walking Distance To St Leonards and Train Station



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.