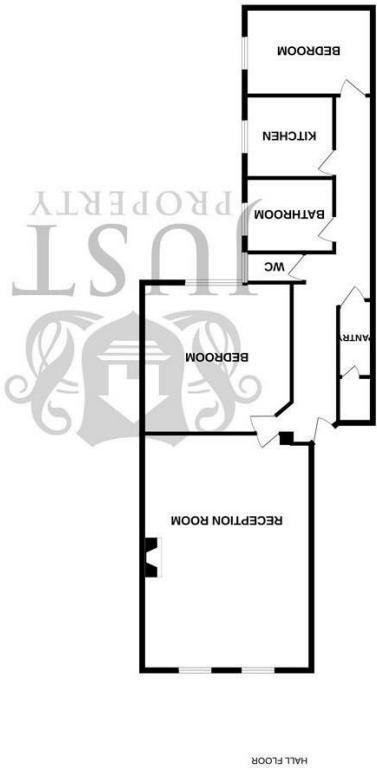




These energy ratings have been made to ensure the accuracy of the England standard data measurements of energy efficiency. The ratings are based on the energy performance of the property and are not intended to be used as a guide to the energy performance of the property. The ratings are based on the energy performance of the property and are not intended to be used as a guide to the energy performance of the property. The ratings are based on the energy performance of the property and are not intended to be used as a guide to the energy performance of the property.

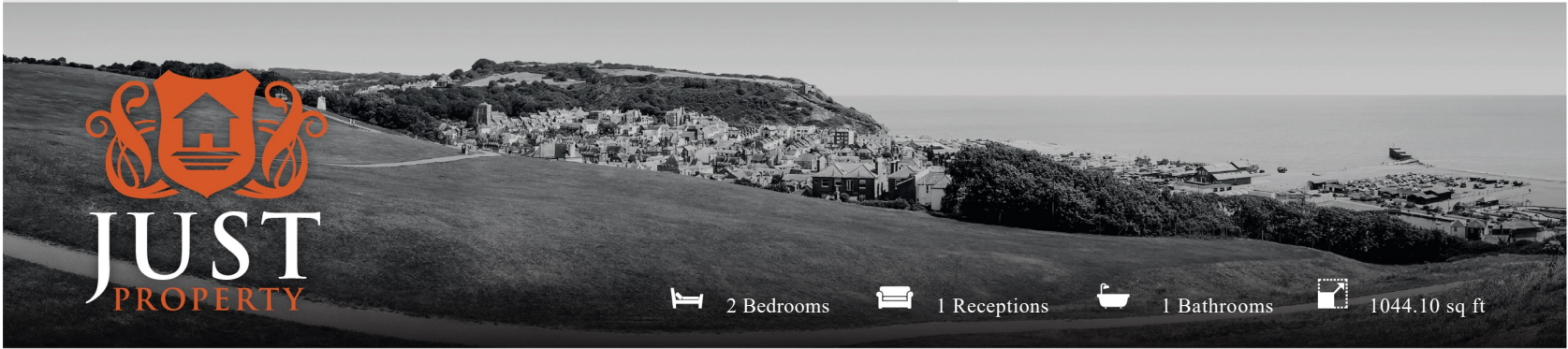
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
Energy Efficiency Rating		



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Flat 1 107 Marina, St. Leonards-On-Sea, TN38 0BP

FLOORPLANS

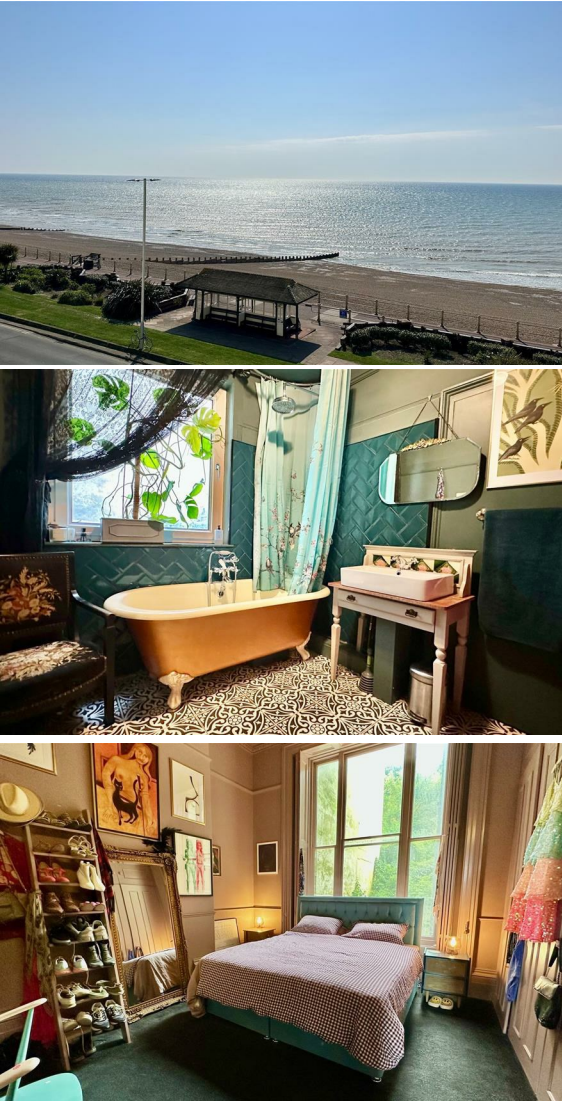


2 Bedrooms 1 Receptions 1 Bathrooms 1044.10 sq ft

Flat 1 107 Marina, St. Leonards-On-Sea, TN38 0BP

Leasehold - Share of Freehold

£375,000





Leasehold - Share of Freehold

£375,000

2 Bedrooms

1 Receptions

1 Bathrooms

1044.10 sq ft

PROPERTY DETAILS

Occupying the upper ground floor of an impressive early Victorian townhouse, this beautifully proportioned two-bedroom apartment enjoys an elevated position with stunning sea views across St Leonards' iconic seafront.

The interiors are full of period charm, with high ceilings, generous room sizes, and elegant sash windows that allow light to flood in. The main living room spans the full width of the building and features ornate ceiling cornicing and a striking marble fireplace. Two tall windows frame breathtaking views across the English Channel, making this a wonderful space for relaxing or entertaining.

A spacious hallway leads to two well-sized double bedrooms. The principal bedroom has built-in wardrobes, delicate cornicing, and a large bay window, while the second bedroom is tucked away at the rear, offering peace and privacy. The bathroom has been tastefully modernised with a roll-top bath and overhead shower, and there is also a separate WC.

The kitchen is well placed to benefit from a rear light-well, keeping the space bright throughout the day. A separate pantry provides excellent additional storage.

Located along the historic Marina promenade—originally designed by James and Decimus Burton—the apartment is within easy reach of St Leonards' thriving mix of cafés, restaurants, galleries, and independent shops. Local highlights include The Royal, Heist Market, and Kino-Teatr, while nearby Hastings Old Town offers further charm and character.

St Leonards Warrior Square station is just a short walk away, with regular services to London (approx. 90 minutes) and Brighton (around 1 hour), making this an ideal home by the sea with strong commuter links.

There is a share of freehold, 957 years remaining on the lease and maintenance is approx. £1560 per annum.



ROOM DIMENSIONS

Communal Entrance

Front Door

Hallway

Reception Room
24'2" x 16'11" (7.37 x 5.16)

Bedroom
14'9" x 14'1" (4.50 x 4.30)

WC

Pantry & Storage

Kitchen
8'11" x 7'3" (2.72 x 2.23)

Bathroom

Bedroom
12'4" x 7'10" (3.78 x 2.40)

FEATURES

- Outstanding St Leonards Location
- Two Bedroom Hall Floor Apartment
- Direct Views Of English Channel
- Share of the Freehold and 956 Year Lease
- Beautiful Interiors Finished in Farrow and Ball
- Useful Storage Areas
- Many Original Features
- Close To Cafes, Restaurants, Kino-Teatr and Hastings Old Town
- Renovated Bathroom

