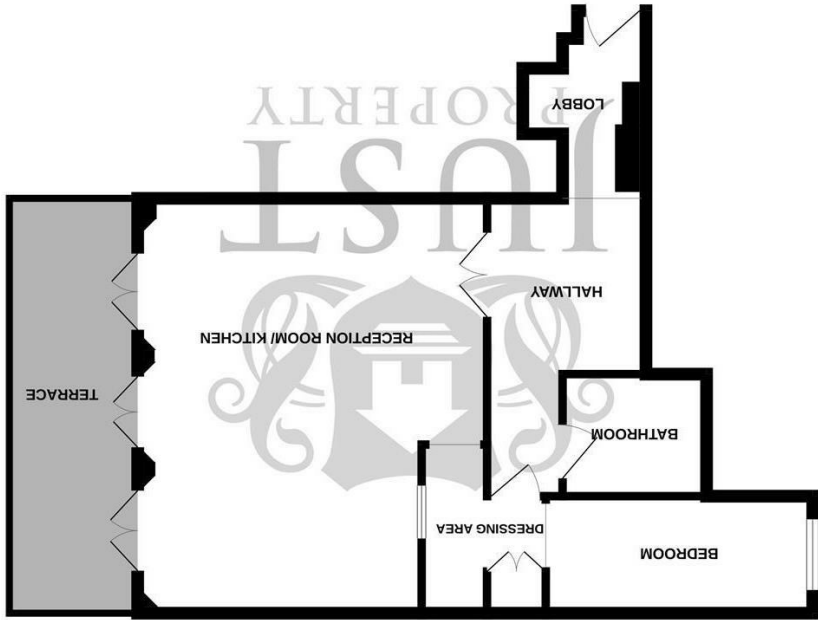




Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of details, volumes, rooms and distances shown are not intended to be used as a basis for any prospective purchaser. The purchaser, tenant and licensee shall be deemed to have accepted the accuracy of the information contained herein and shall be deemed to have accepted the accuracy of the information contained herein.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
A B C D E F G	Current	Potential
	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	
30		
71		



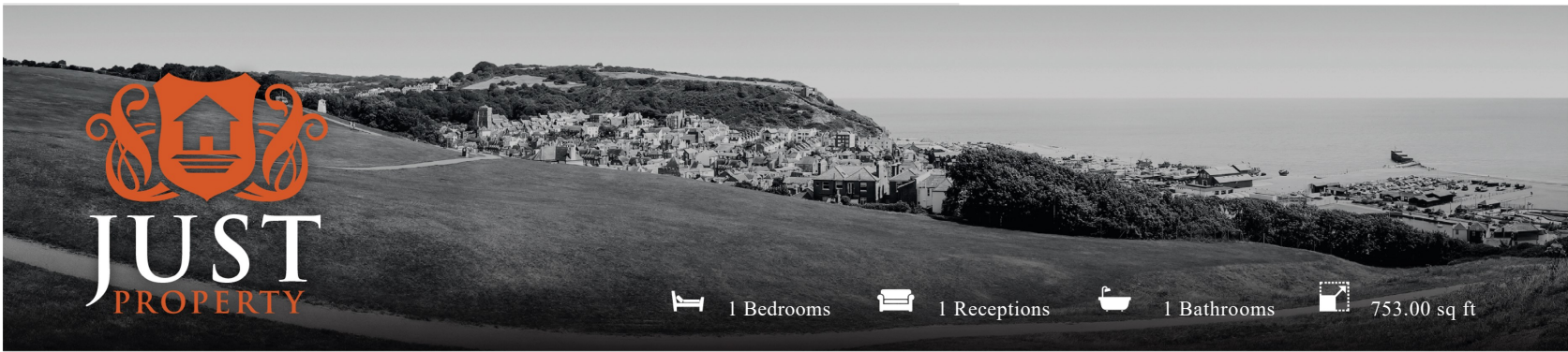
GROUND FLOOR



Flat 2, 43 Marina, St. Leonards-On-Sea, TN38 0BU

FLOORPLANS

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 753.00 sq ft

Flat 2, 43 Marina, St. Leonards-On-Sea, TN38 0BU

Leasehold - Share of Freehold

£300,000





Leasehold - Share of Freehold

£300,000



1 Bedrooms 1 Receptions 1 Bathrooms 753.00 sq ft

PROPERTY DETAILS

Just Property are proud to bring to the market this beautifully presented and exceptionally spacious one double bedroom first-floor apartment, forming part of a stunning former Victorian department store.

The property has recently undergone a complete and comprehensive refurbishment, creating a stylish and contemporary home ideal for first-time buyers, downsizers, or as an investment opportunity.

Perfectly positioned directly opposite the English Channel, the apartment enjoys panoramic sea views across the beaches and promenade. The vibrant and historic town centre of St Leonards-on-Sea has undergone significant regeneration in recent years and now offers a fantastic range of independent shops, cafés, galleries, and restaurants. The mainline railway station is within easy reach, providing convenient links to Hastings, Bexhill, Rye, and Eastbourne.

The accommodation is accessed via a well-maintained communal entrance, with a private front door leading to a welcoming lobby and hallway extending over 5 metres. There is a beautifully fitted family bathroom and a generous principal bedroom with a useful dressing area. The impressive open-plan living and kitchen area measures over 7 metres in length and features exposed brickwork, floor-to-ceiling windows, and a modern fitted kitchen with breakfast bar and integrated appliances.

Further benefits include double glazing, modern electric heating, and no onward chain. The property is offered with a share of freehold, a 100-year lease, an annual maintenance charge of approximately £1,400, and a peppercorn ground rent.

Early viewing is highly recommended via the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Communal Front Door	Balcony
Front Door	23'11" (7.29)
Lobby / Storage	
7'10" x 4'3" (2.41 x 1.30)	
Hallway / Dining Area	
16'5" x 7'8" (5.01 x 2.36)	
Bathroom	
7'4" x 6'9" (2.24 x 2.08)	
Bedroom	
16'1" x 6'7" (4.92 x 2.03)	
Dressing Area	
7'11" x 6'10" (2.43 x 2.10)	
Kitchen Area	
16'8" x 8'7" (5.10 x 2.62)	
Lounge / Dining Room	
19'6" x 15'0" (5.96 x 4.59)	

FEATURES

- Beautiful Seafront Apartment
- Sea Facing Balcony (7M)
- Many Original Features
- Share of Freehold
- 100yr Lease
- Spacious Hallway
- Fitted Kitchen with Integral Appliances
- Gorgeous Interiors
- St Leonards Seafront Position
- Dressing Area



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.