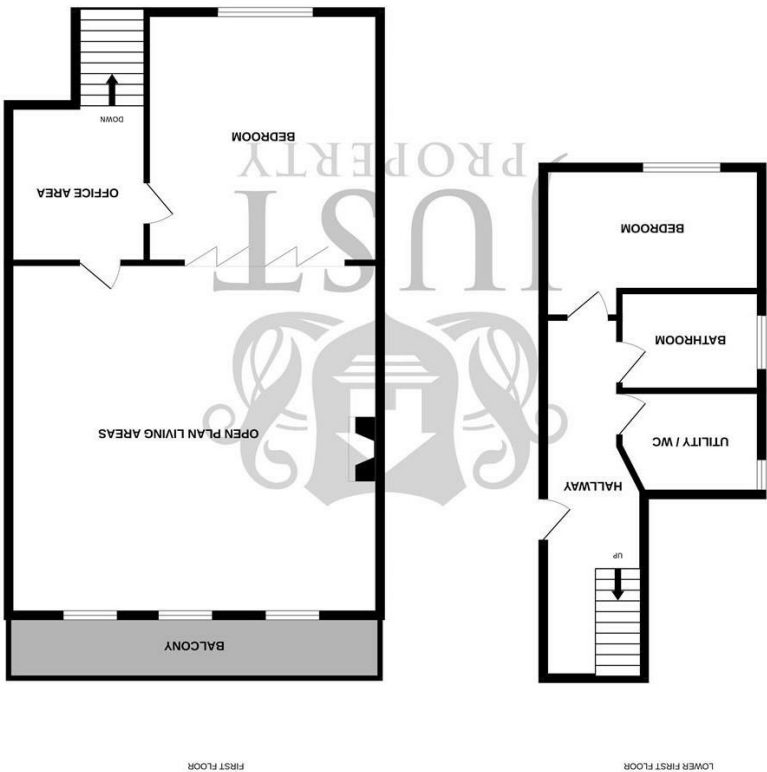




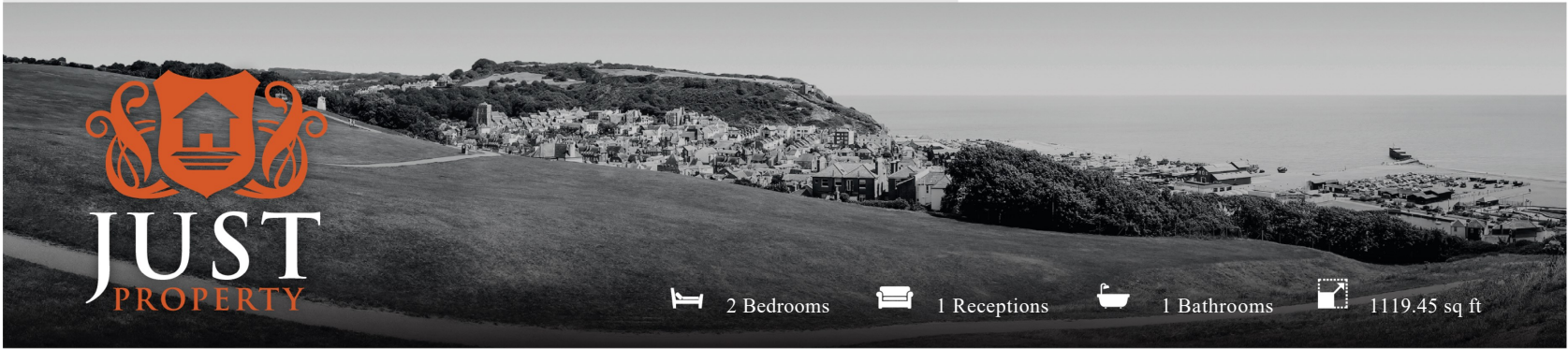
Energy Efficiency Rating											
England & Wales											
EU Directive 2002/91/EC											
<table><tr><td>Very energy efficient - lower running costs</td></tr><tr><td>(92 plus) A</td></tr><tr><td>(81-91) B</td></tr><tr><td>(69-80) C</td></tr><tr><td>(55-68) D</td></tr><tr><td>(39-54) E</td></tr><tr><td>(21-38) F</td></tr><tr><td>(1-20) G</td></tr><tr><td>Not energy efficient - higher running costs</td></tr></table>	Very energy efficient - lower running costs	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs	Current	Potential
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75	82										



Flat 3 102-103 Marina, St. Leonards-On-Sea, TN38 0BP

FLOORPLANS

www.justproperty.net



Flat 3 102-103 Marina, St. Leonards-On-Sea, TN38 0BP

Leasehold - Share of Freehold

£450,000



PROPERTY DETAILS

Offers In Excess Of £450,000

Just Property are delighted to present this beautiful, spacious, rarely available first-floor apartment on Marina, St Leonards, offering uninterrupted views across the English Channel from stunning floor-to-ceiling windows and a full-width balcony. This unique two-bedroom home combines elegant period features with generous living space and superb seafront location.

Positioned in one of the most desirable areas of St Leonards, the apartment is moments from the promenade and beach, with shops, galleries, cafés, and restaurants a short stroll away. Excellent transport links include nearby railway stations with services to London, Brighton, and Ashford, making it ideal for commuters or those seeking a weekend retreat by the sea.

The accommodation is arranged over two levels connected by a grand and striking original staircase. The lower level comprises an entrance hallway with storage, a utility room/WC, a stylish family bathroom, and a spacious second double bedroom. On the upper level a landing, currently used as office space, leads into the magnificent principal bedroom with original folding doors opening into the open-plan living area. The fitted kitchen includes integrated appliances, while the adjoining lounge and dining space features a stunning original fireplace with working woodburning stove, the large feature-windows framing the coastal outlook.

The full-width balcony is a highlight, offering room for dining, entertaining, or enjoying the ever-changing sea views.

The apartment benefits from a share of the freehold, a long lease of 953 years, and the building is currently undergoing external redecoration. Pets can be permitted with consent and there are no restrictions on letting or holiday lets. The block is well managed, with service charges of £2,500 per annum.

With its blend of period charm, modern comfort, and unrivalled position, viewing is highly recommended via the vendor's sole agent, Just Property.

ROOM DIMENSIONS

Communal Entrance

Communal Hallway and Staircase

Front Door

Entrance Hallway

Utility and WC

Family Bathroom
8'8" x 5'8" (2.66 x 1.74)

Bedroom
12'7" x 7'6" (3.86 x 2.29)

Storage Cupboard

Internal Staircase

Landing / Office Area
9'6" x 7'8" (2.92 x 2.35)

Principle Bedroom
15'4" x 14'0" (4.69 x 4.28)

Open Plan Kitchen / Lounge / Dining Area

Balcony - Full Width

FEATURES

- Share Of Freehold
- Stunning First Floor Apartment
- Direct Sea Views
- Full Width Balcony
- Original Features Retained
- Two Large Double Bedrooms
- Gorgeous Interiors
- Sweeping Staircase
- MUST BE VIEWED

