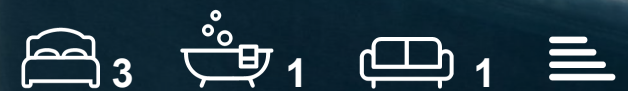


# JOHN BRAY & SONS



102 Marine Court  
St. Leonards-On-Sea, TN38 0DW

Offers In The Region Of £350,000



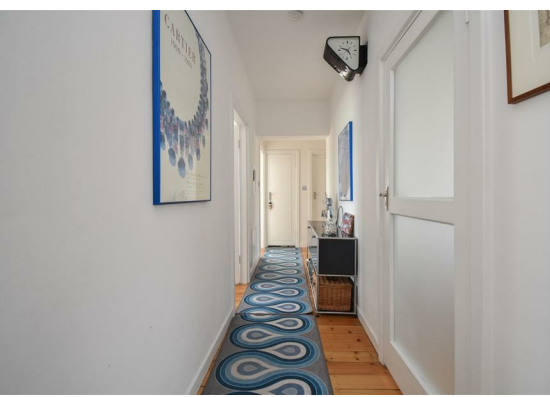
## 102 Marine Court

, St. Leonards-On-Sea, TN38 0DW

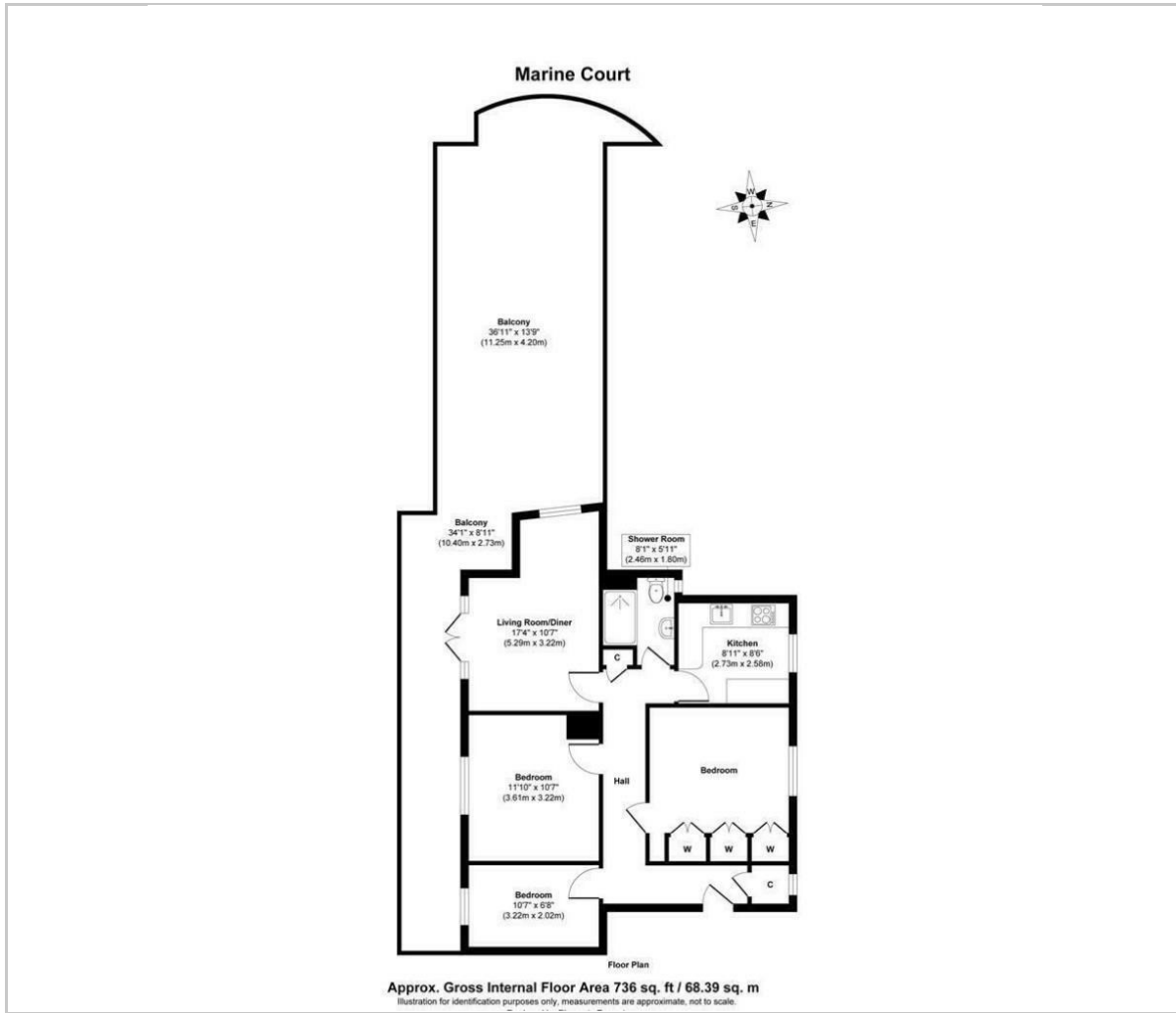
The property: an immaculate two/three bedroom apartment with impressive sea views and a corner balcony positioned within the historic St. Leonards landmark, Marine Court. This iconic Grade II listed building is situated within a conservation area and provides a concierge service at reception with an art deco style lift taking you to the twelfth floor where the property is located. The accommodation comprises a bright living room which enjoys a dual aspect and features Southerly facing double doors leading out to the generous roof terrace which wraps around two sides of the building, relishing panoramic sea views towards Beachy Head. There is a separate kitchen and a second reception room which could be used as a third bedroom. Both bedrooms are well proportioned double rooms, with the main bedroom benefitting from built-in wardrobes, there is a luxury shower room. Being sold chain free.

The location: Positioned on the Marina with the beach just across the road where there is a local sailing club. The property is ideally placed amongst independent shops, eateries and galleries, enjoying the vibrant scene around Norman Road and Kings Road. Within 0.5 miles of St Leonards Warrior Square mainline train station offering direct connections to London and Brighton.





## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

