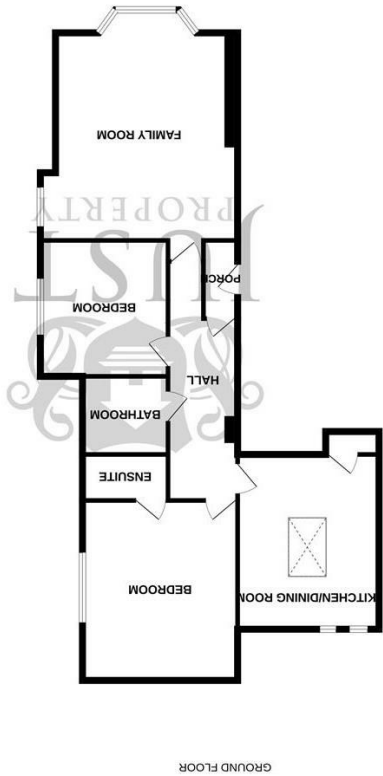




England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current		Potential

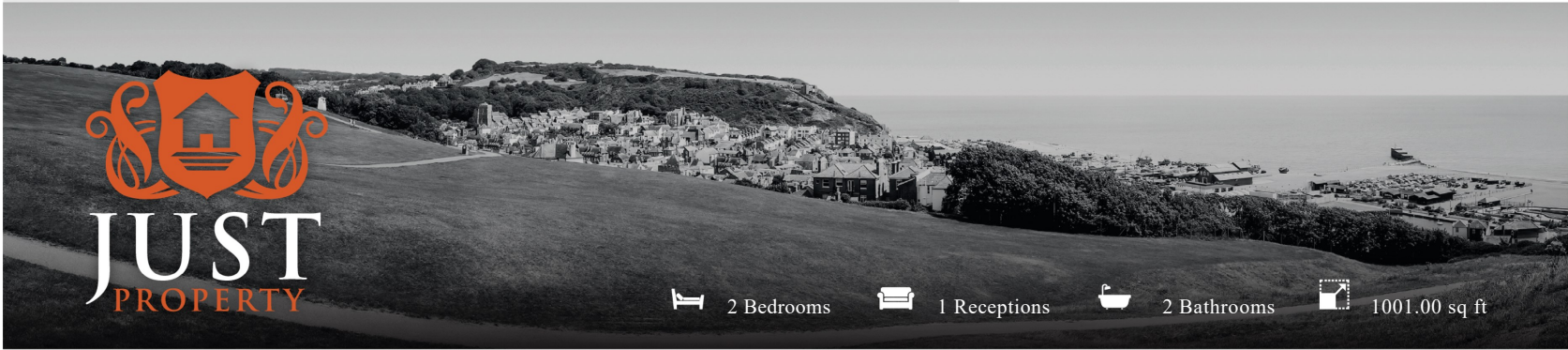
Measurements have been made to ensure the accuracy of the floorplan and room measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed 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 2, Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN

www.justproperty.net



2 Bedrooms 1 Receptions 2 Bathrooms 1001.00 sq ft

Leasehold - Share of Freehold

£299,650

Flat 2, Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN



PROPERTY DETAILS

An exceptionally well-presented two double bedroom ground floor apartment, set within one of St Leonards' most architecturally significant period buildings, Sussex House, designed by the renowned Decimus Burton in the 19th century.

Occupying a prime position directly opposite the seafront and promenade, the property is perfectly located within walking distance of St Leonards Warrior Square railway station, offering direct links to London. The vibrant Norman Road and Kings Road shopping districts are also close by, boasting an eclectic mix of independent cafés, restaurants, galleries and boutique shops.

Accessed via an impressive communal entrance, the accommodation begins with a welcoming entrance porch leading into a spacious reception hall, currently used as a music area. A particular highlight is the stunning kitchen and dining room, beautifully fitted and flooded with natural light from an impressive roof lantern, creating a wonderful space for both everyday living and entertaining.

The generous bay-fronted living room enjoys a side aspect towards the English Channel, while the principal bedroom benefits from a stylish en-suite shower room. There is a further spacious double bedroom and a modern family bathroom, with the apartment offering bright, well-proportioned accommodation throughout.

Further benefits include a share of the freehold, the remainder of a 999-year lease and maintenance charges of approximately £250 per calendar month.

An internal viewing is highly recommended to fully appreciate the size, character and superb location of this elegant seaside apartment.

ROOM DIMENSIONS

Ground Floor Entrance

Storage Cupboard

Communal Hallway

Front Door

Entrance Porch

Hallway / Music Area
20'5" (6.23)

Family Lounge
19'3" x 17'5" max (5.87 x 5.32 max)

Bedroom
15'3" x 12'10" (4.67 x 3.92)

En- Suite Shower / WC

Bedroom
10'9" x 10'5" (3.30 x 3.19)

Family Bathroom

Fitted Kitchen / Dining Room

FEATURES

- Two Double Bedrooms
- Stunning Ground Floor Apartment
- Directly Opposite Seafront and Beach
- En-Suite To Principle Bedroom
- Beautiful Kitchen / Dining Room With Roof Lantern
- Walking Distance To ST Leonards Station and Shops
- Share of Freehold
- Balance of 999 Year Lease, Maintenance £250 pcm
- Great Looking Period Building

