



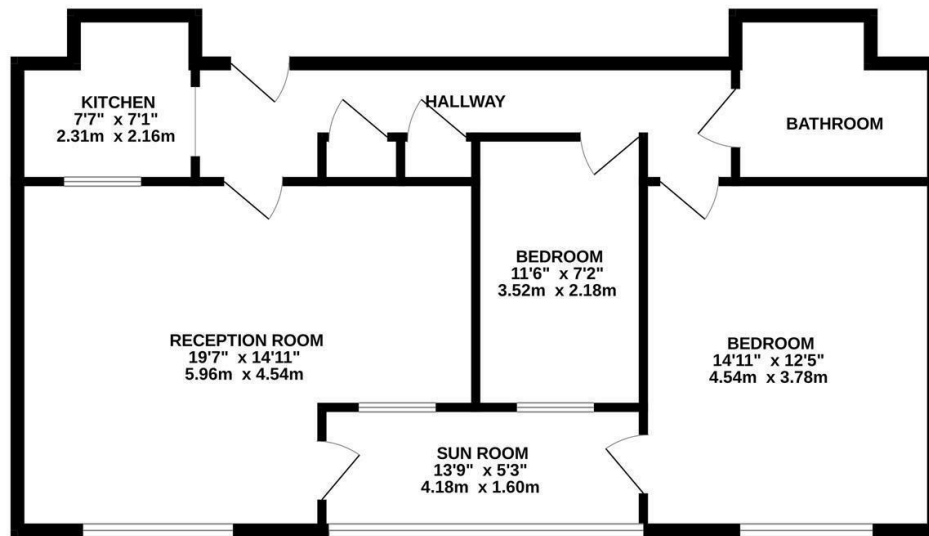
85 Marine Court, St. Leonards-On-Sea, TN38 0DW

Offers In The Region Of £240,000

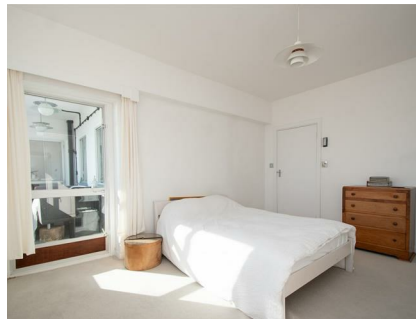
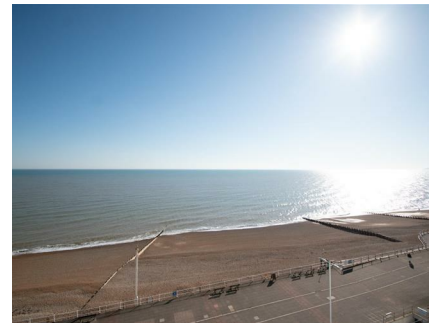


The property: a well presented two bedroom apartment with impressive sea views and an enclosed balcony/sun room, positioned within the historic St. Leonards landmark, Marine Court. This iconic Grade II listed building is situated within a conservation area and provides a concierge service at reception with an art deco style lift taking you to the sixth floor where the property is located. Enjoying a wealth of original art deco features, the accommodation here comprises a reception room which measures 19'7 x 14'11 enjoying a Southerly aspect and large windows, it leads through to the sun room which provides a second reception area and benefits from uninterrupted sea views stretching along the Coastline. There is a separate kitchen positioned at the rear of the property, offering ample storage and worktop space. The two bedrooms are both generous double rooms with sea views, together with a family bathroom where there is a bath with shower over. Being sold with a long lease and share of freehold.

SIXTH FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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