

# JOHN BRAY & SONS



85 Marine Court

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

**Offers In Excess Of £260,000**



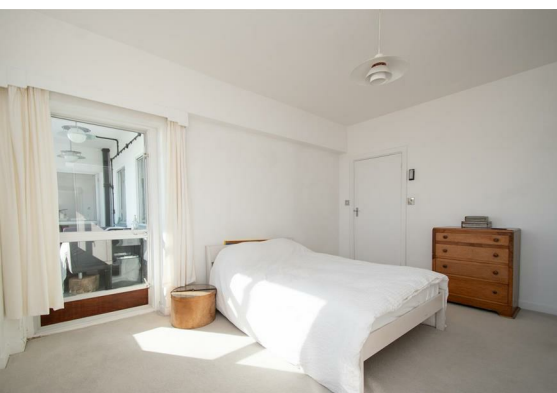
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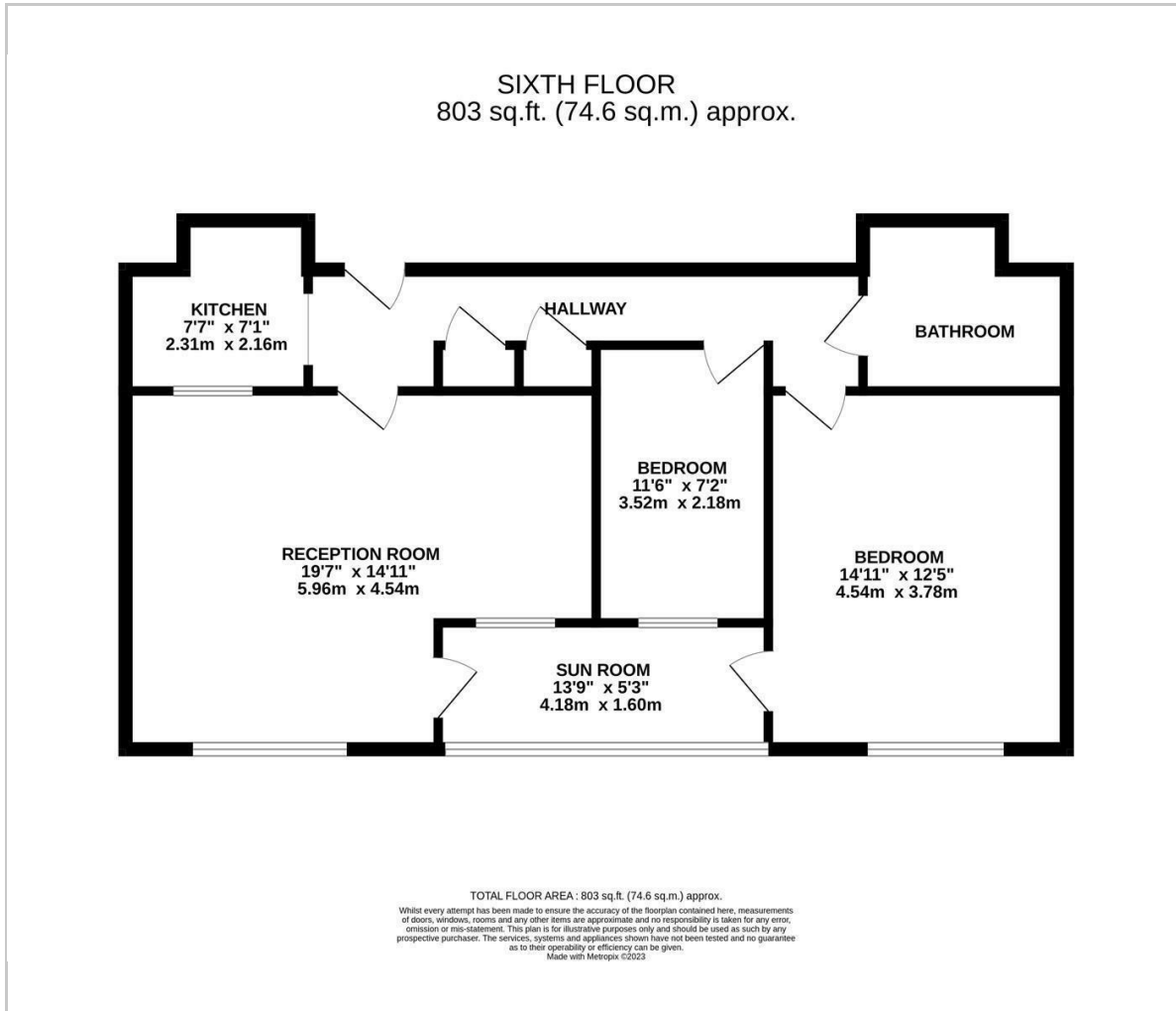
The property: a well presented two bedroom apartment with impressive sea views and an enclosed balcony/sun room, positioned within the historic St. Leonards landmark, Marine Court. This iconic Grade II listed building is situated within a conservation area and provides a concierge service at reception 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.

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

