

# JOHN BRAY & SONS



86b Marina

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

Offers In The Region Of £225,000

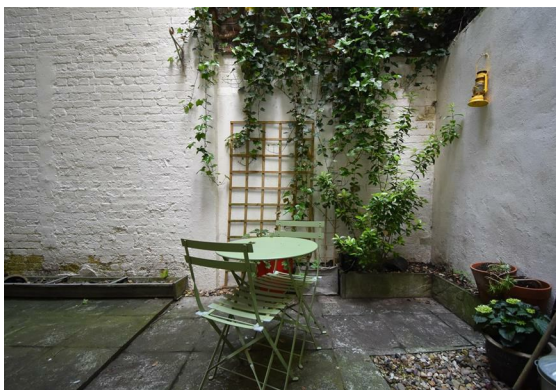


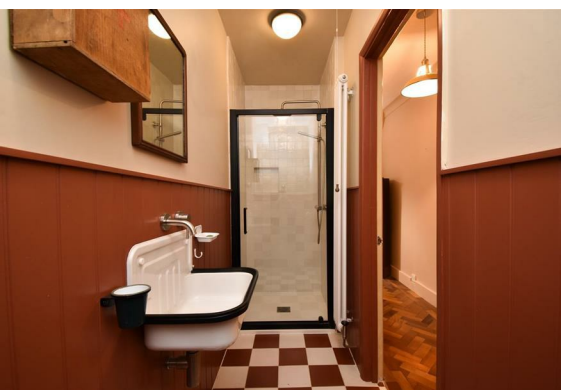
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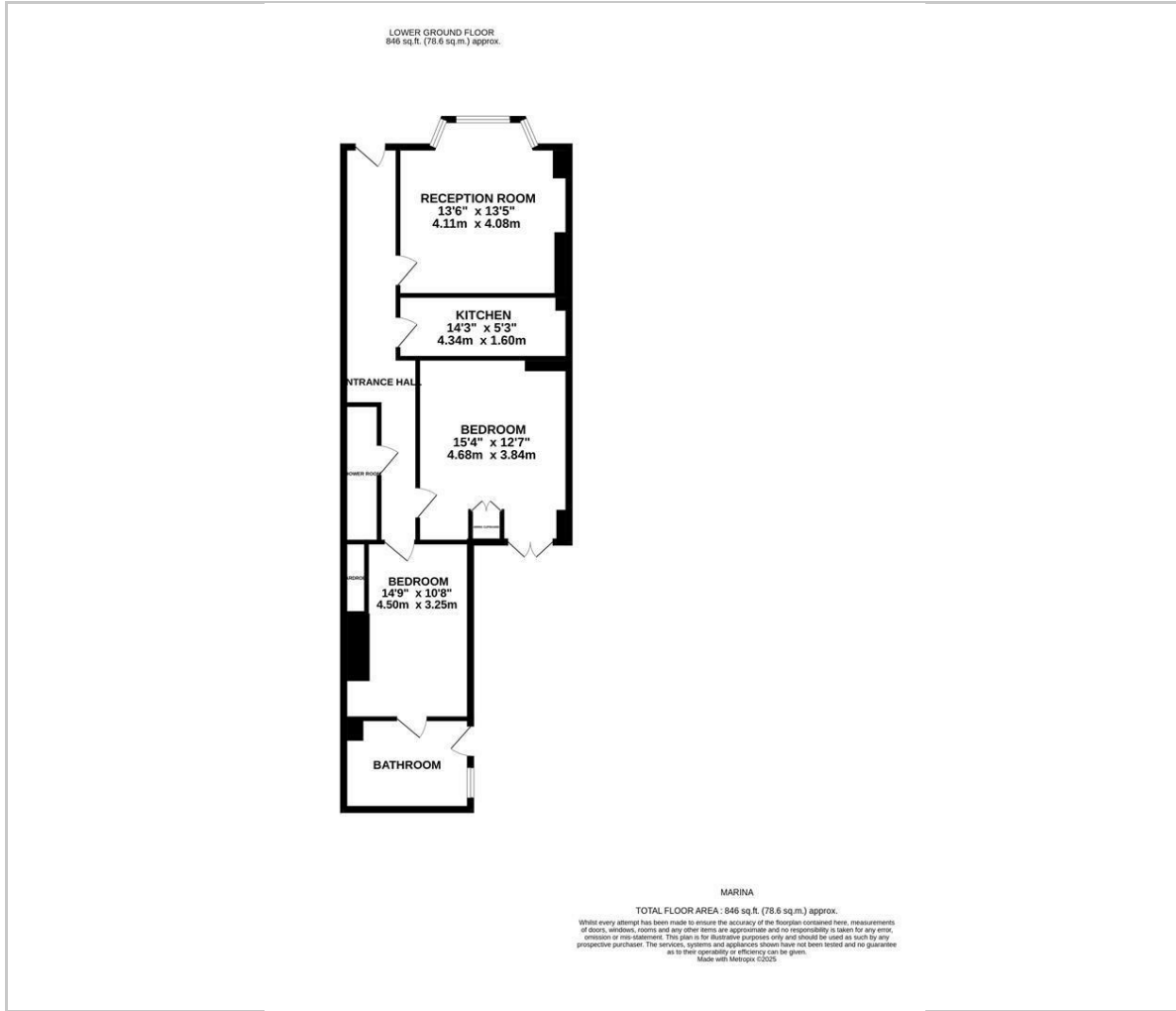
The property: a characterful and exceptionally well presented two double bedroom apartment positioned on St. Leonards seafront with a private entrance and courtyard garden. Situated on the lower ground floor of this period building and being presented to an immaculate standard throughout having recently undergone refurbishments. Comprising of a large reception room with original parquet flooring, measuring 13'6 x 13'5, providing room for a full dining table and enjoying an outlook to the front courtyard. The separate kitchen is fitted with bespoke units, offering ample storage and worktop space, plus room for appliances. The two double bedrooms span the rear of the property, with the spacious master bedroom enjoying patio doors leading to the rear courtyard garden. There is a contemporary shower room with W/C, as well as a large family bathroom. Externally the courtyard garden is paved, providing the perfect spot to dine al fresco. Set in a sought after location and being sold with a share of freehold, this fantastic property would make the perfect seaside retreat or family home and is not to be missed.

The location: occupying an unrivalled location on the seafront, adjacent to St. Leonards beach. It is positioned within walking distance to nearby shops and restaurants at Marine Court, Grand Parade and central St. Leonards. St. Leonards offers a collection of independent stores, antique shops, galleries cafes and restaurants along with a mainline railway station with connections to London.





## 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

