



88a Marina

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

Asking Price £225,000



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Entrance vestibule

9'3" x 4'3" (2.82 x 1.30)

UPVC double glazed entrance door, built in cupboards x 2. Door giving access to Hall.

Hall

31'9" x 6'6" (9.68 x 1.97)

Radiator, giving access to Living room, Bedroom 1, Bathroom and Kitchen/breakfast room

Living room

19'10" x 13'6" (6.04 x 4.12)

Front aspect UPVC double glazed window, radiators x 2, feature decorative fireplace

Bedroom 1

10'4" x 14'9" max (narrowing to 9'10") (3.16 x 4.49

max (narrowing to 3))

Rear aspect UPVC double glazed window, 2 x double built in wardrobes, radiator

Bathroom

5'10" x 5'3" (1.78 x 1.61)

Modern roll top bath with rainfall shower above, wash hand basin, wc, towel rail radiator

Kitchen/breakfast rm

15'1" x 9'1" (4.60 x 2.76)

Modern fitted units including breakfast bar, inset butler sink, built in dishwasher, space for fridge freezer, space for range cooker, extractor hood above, UPVC double glazed door to courtyard garden, rear aspect double glazed windows. Door to Bed 2

Bedroom 2

7'2" x 11'1" (2.19 x 3.39)

Rear aspect double glazed UPVC window, radiator

Courtyard garden

Entrance

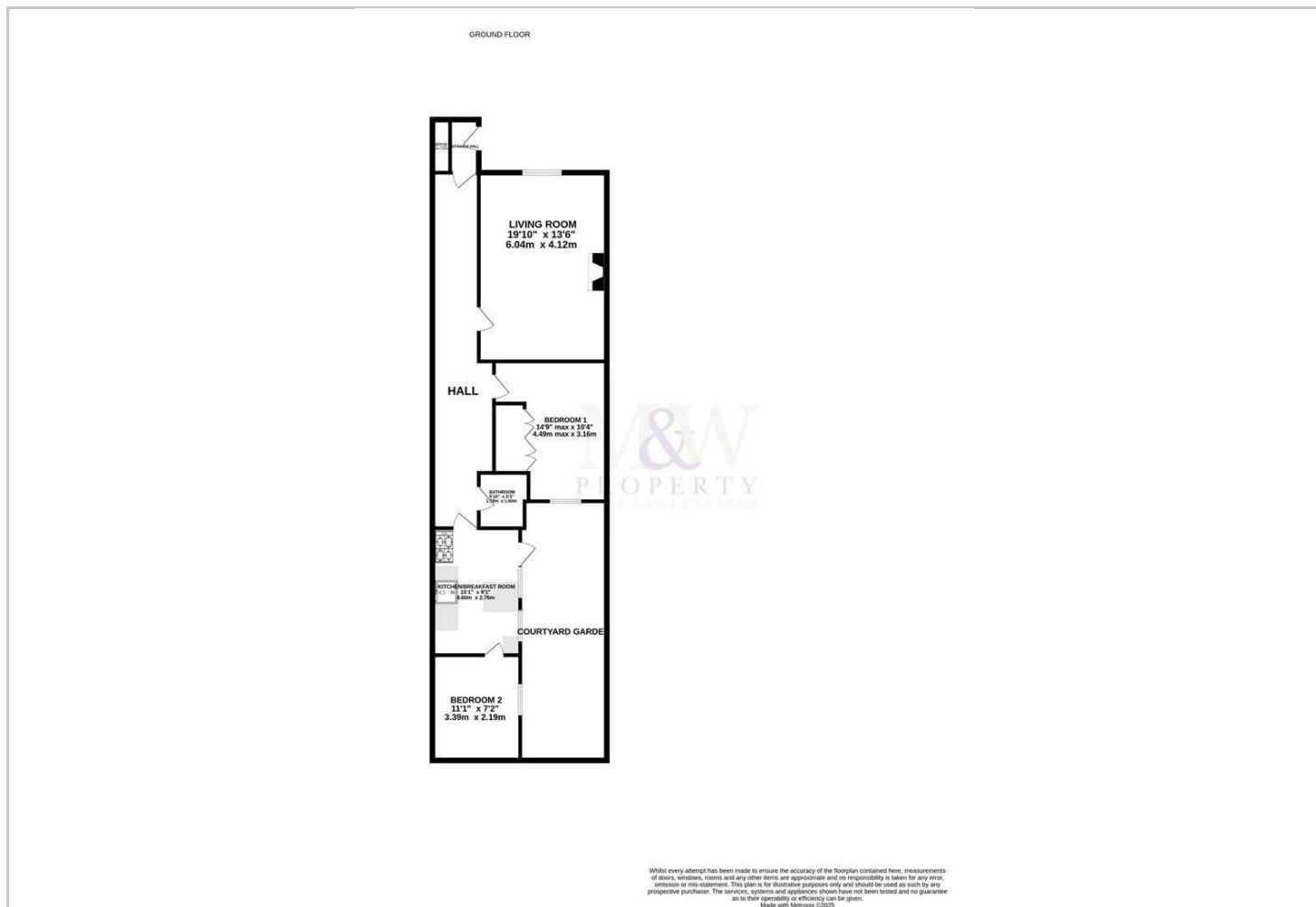
Outlook from entrance gate



Road Map



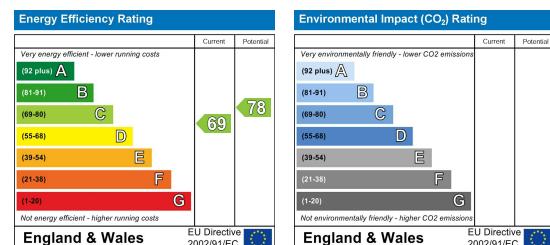
Floor Plan



Viewing Arrangements

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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