



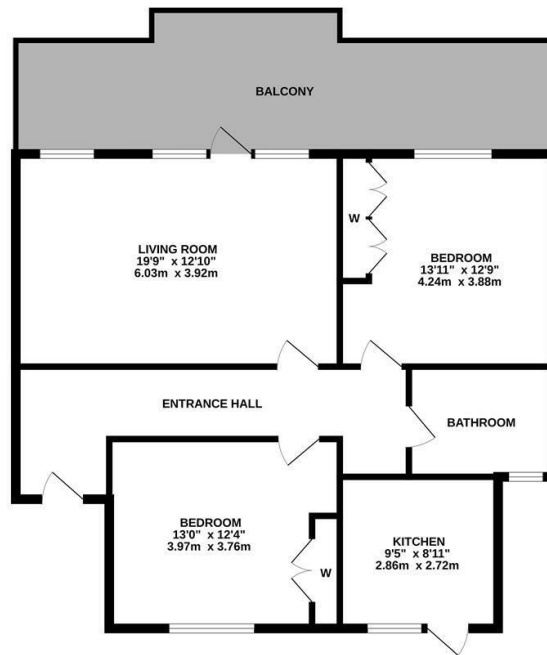
62 Marine Court, St. Leonards-On-Sea, TN38 0DN

Offers In Excess Of £285,000



The property: an exceptional two bedroom apartment with a large private balcony that is approximately 33' long and impressive sea views positioned on the eleventh floor of this 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 servicing all floors. The accommodation here is beautifully presented retaining a wealth of original features. It's arranged as a bright living room which enjoys a Southerly aspect and a patio door leading out to the generous terrace which spans the width of the apartment showcasing panoramic sea views stretching along the coastline towards Beachy Head. There is a separate kitchen, fitted with the original units and access to the rear balcony. Both bedrooms are well proportioned double rooms and benefit from original fitted wardrobes, the principal bedroom relishes a front aspect with uninterrupted views of the English Channel. The family bathroom also enjoys original fittings including an enamel bathtub and art-deco towel rail.

11TH FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix C2020.



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.