

JOHN BRAY & SONS



181 Marine Court

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

Offers In Excess Of £360,000



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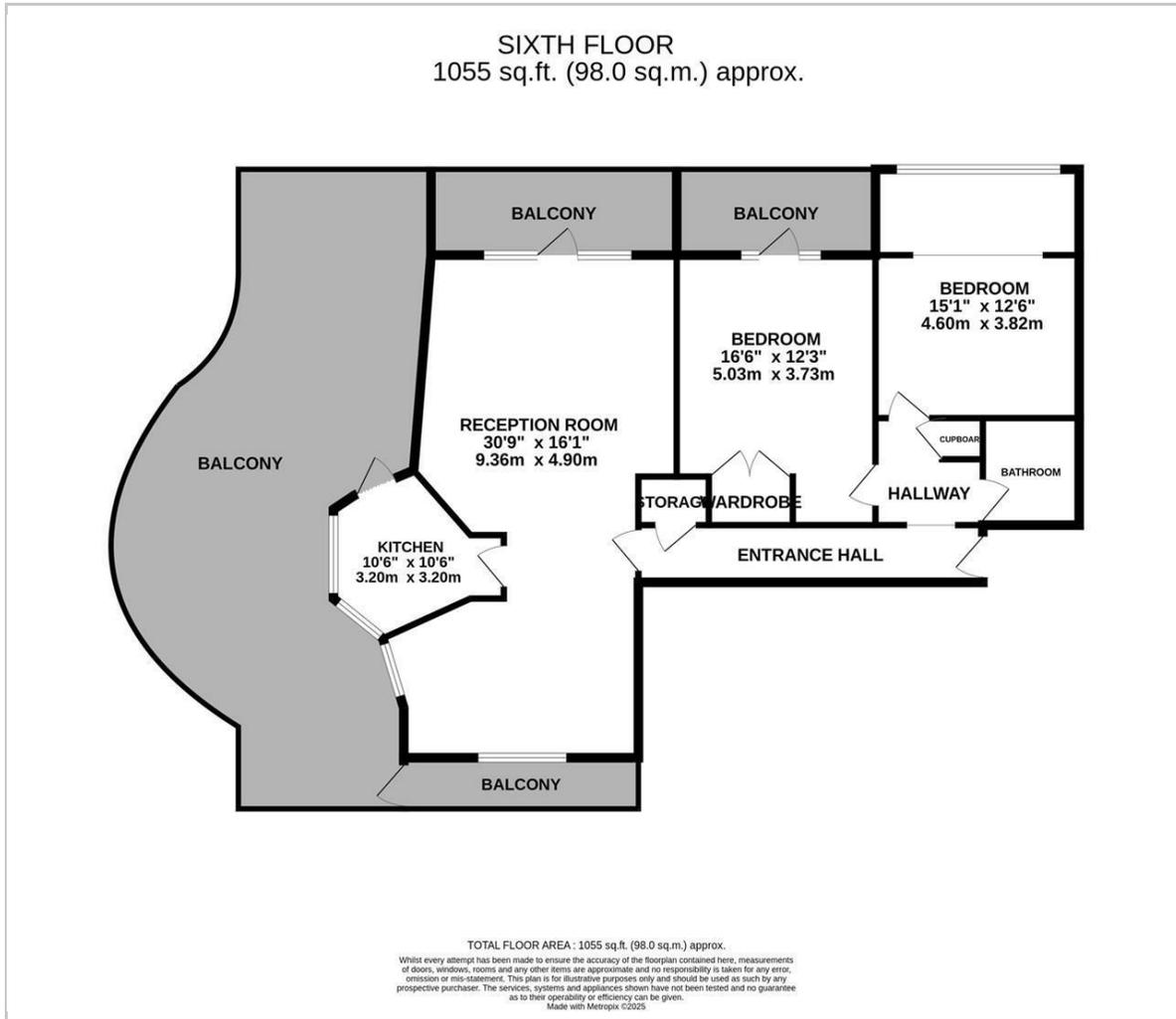
The property: a well presented two bedroom apartment with impressive sea views and three private balconies, positioned within the historic St. Leonards landmark, Marine Court. This iconic Grade II listed building is situated within a conservation area and provides a concierge service at reception with an art deco style lift taking you to the sixth floor where the property is located. The accommodation here comprises a bright living room which measures 30'9 x 16'1 enjoying a dual aspect with unrivalled views of the sea and two of the balconies, it leads through to the fitted kitchen where there is plenty of storage space, leading on to the extensive curved roof terrace measuring 44'3"x 15' giving panoramic seascape and coastal vistas. There are two double bedrooms both relishing views of the sea and the principle bedroom benefits from access to the third balcony. There is also a family bathroom enjoying an original art deco bath and handy storage cupboards. Being sold with a long lease.

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



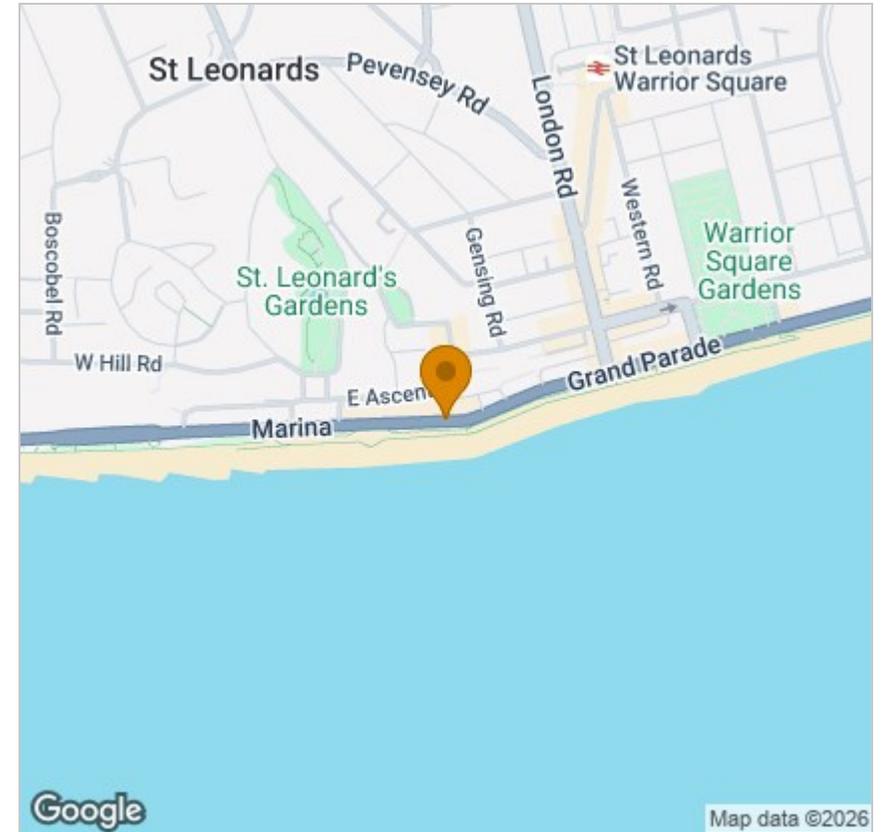
Viewing

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 firms 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

