

# JOHN BRAY & SONS



120 Marine Court  
Marina, St Leonards on Sea, TN38 0DY  
**Offers In Excess Of £130,000**



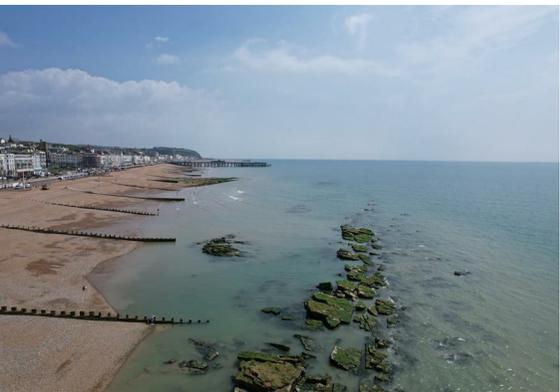
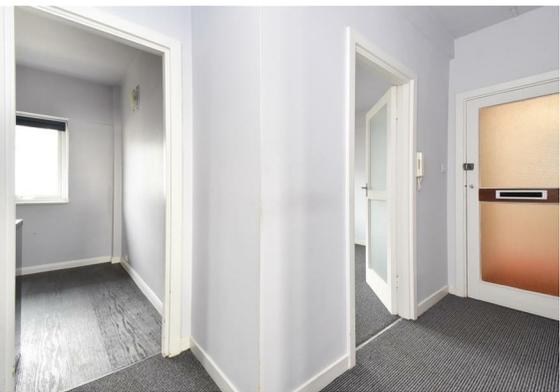
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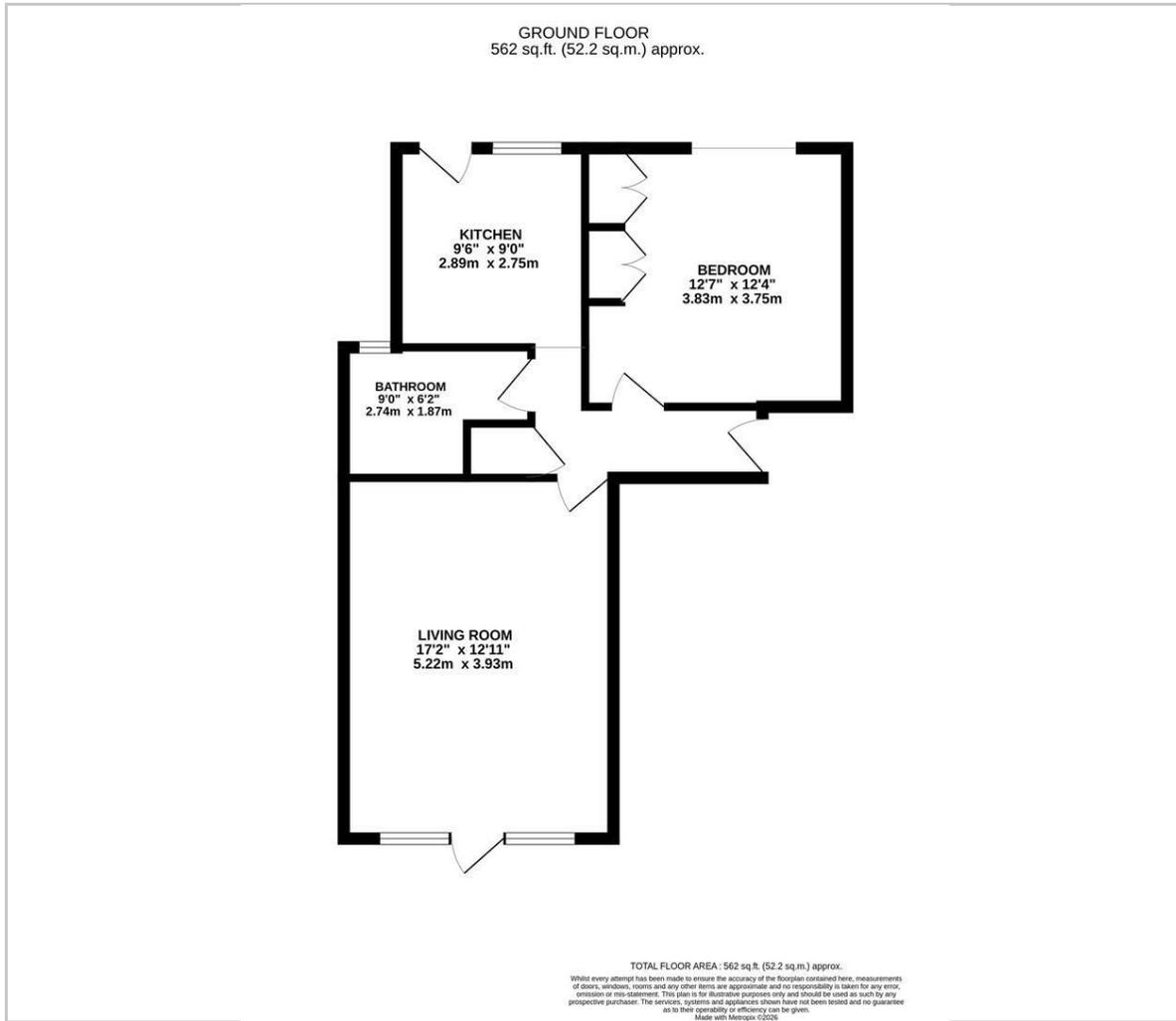
The Property: A bright, spacious, fourth floor, one bedroom, twin-aspect flat with a private balcony enjoying fine sea and townscape panoramic views. Marine Court is an iconic Grade II listed art deco building with unique ocean-liner architecture, situated within the historic St Leonard's conservation area, with 24-hour reception/concierge service and original lifts. The flat was sensitively refurbished and rewired in 2015, retaining maximum originality including a period-correct bathroom with original towel rail, bath and shower over, and new kitchen. Original features include radiators, wardrobes, and most doors and handles. The spacious living room (17'2 x 12'11) has access to the private balcony with sea views. The kitchen and double bedroom are positioned at the rear of the property. The purchase also includes a 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 connections to London and Brighton.





## Floor Plan



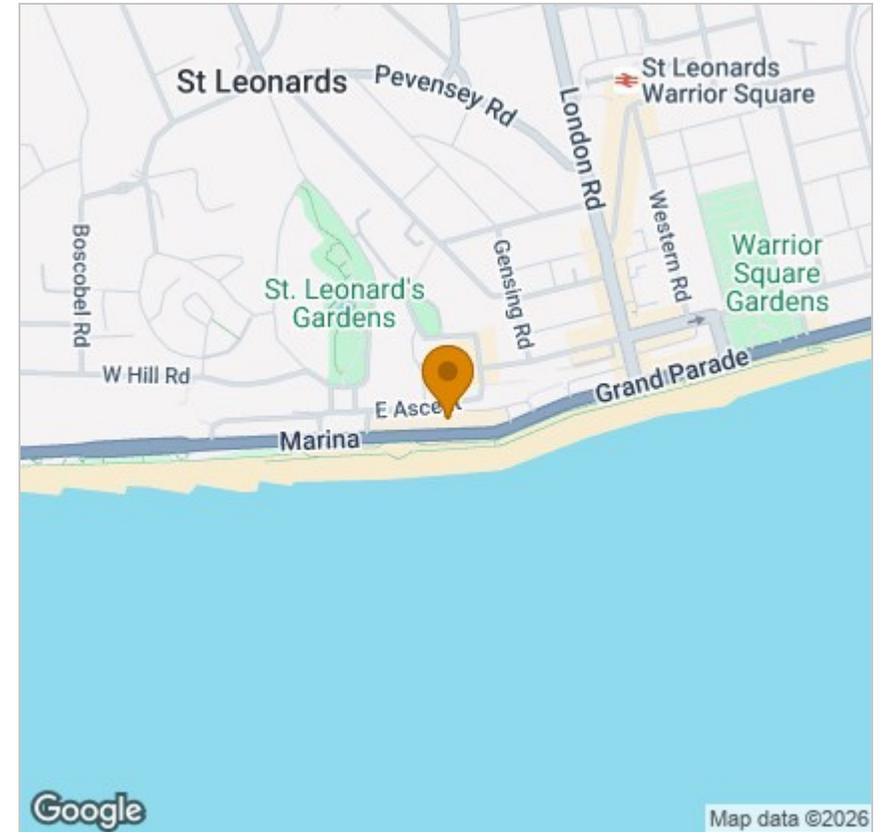
## Viewing

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

