

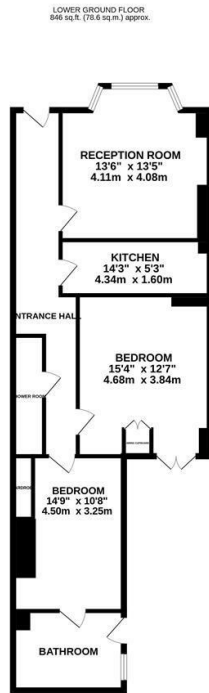


Basement Flat, 86b Marina, St. Leonards-On-Sea, TN38 0BL

Offers In The Region Of £225,000



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. The property is also perfect for those looking for holiday lettings & Air BnB. 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.



MARINA
TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing information, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given.
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