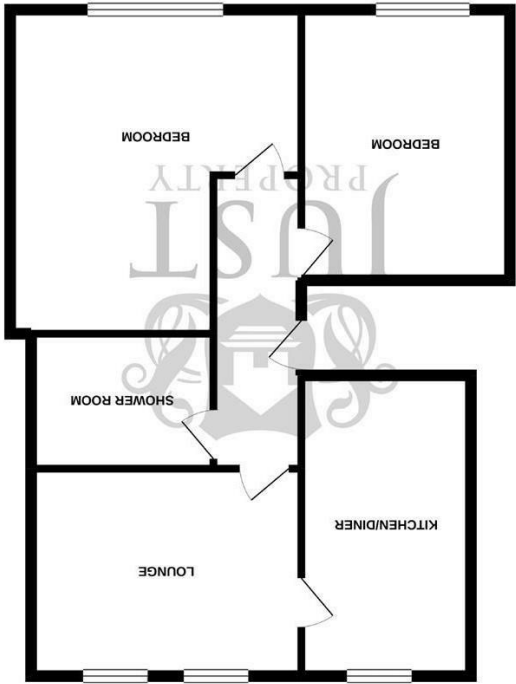




Where energy ratings have been used to assess the energy efficiency of the property, the energy efficiency rating is based on the energy efficiency of the property and not on the energy efficiency of the property as a whole. The energy efficiency rating is based on the energy efficiency of the property and not on the energy efficiency of the property as a whole. The energy efficiency rating is based on the energy efficiency of the property and not on the energy efficiency of the property as a whole.

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not energy efficient - higher running costs		
		67
		86
Energy Efficiency Rating		



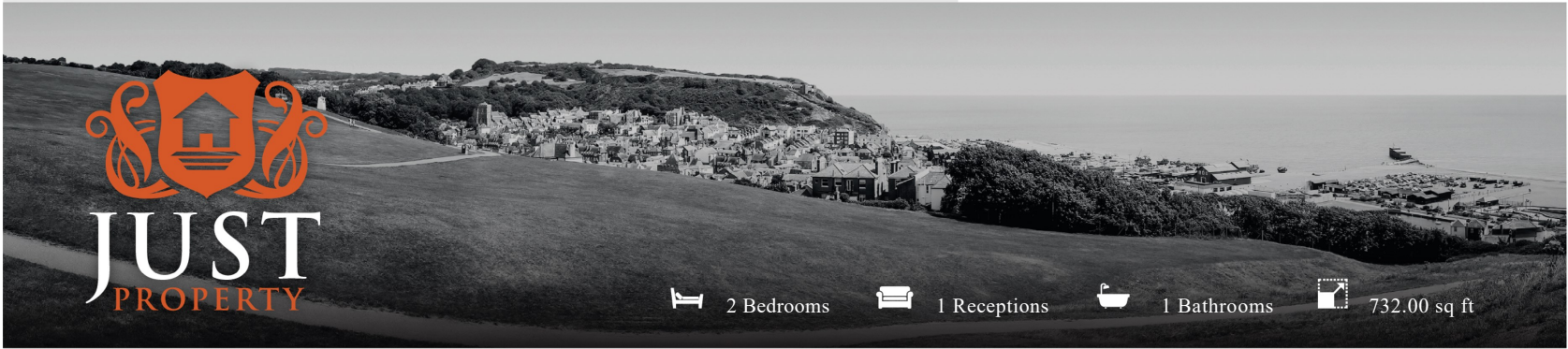
THIRD FLOOR



Flat 7 81, Marina, St Leonards On Sea, TN38 0BJ

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 732.00 sq ft

Flat 7 81, Marina, St Leonards On Sea, TN38 0BJ

Leasehold - Share of Freehold

£195,000





Leasehold - Share of Freehold

£195,000



2 Bedrooms 1 Receptions 1 Bathrooms 732.00 sq ft

PROPERTY DETAILS

Offers in the Region of £195,000

Just Property are delighted to bring to the market this well-presented two-bedroom third floor apartment, situated within the desirable Marina area of St Leonards-on-Sea.

Ideally positioned just moments from the vibrant centre of St Leonards, the property offers easy access to an excellent selection of independent shops, cafés, and transport links. Both West St Leonards and Warrior Square mainline stations are within walking distance, offering direct services to London, while the picturesque St Leonards Gardens and seafront are also close by—perfect for those seeking a blend of convenience and coastal living.

The apartment is light-filled and spacious throughout, featuring an entrance hall, a generous 13'5 x 11'9 living room with uninterrupted sea views, and a well-appointed kitchen/diner complete with built-in oven and further sea views. There are two comfortable double bedrooms and a modern shower room with WC. Additional benefits include a share of the freehold, balance of the 999 year lease, double glazing, electric heating, and no onward chain. Maintenance is £1400 per annum approx.

This is a rare opportunity to secure a bright and appealing seafront home in a prime location. Early viewing is highly recommended and available exclusively through Just Property.

ROOM DIMENSIONS

Communal Entrance Hall

Stairs to Third Floor

Private Front Door

Entrance Hall
13'6" (4.14)

Lounge
13'5" x 11'8" (4.09 x 3.58)

Kitchen/Diner
15'1" x 7'3" (4.62 x 2.21)

Bedroom
16'4" x 11'6" (4.98 x 3.51)

Bedroom
12'5" x 7'6" (3.81 x 2.31)

Shower Room/W.C
6'7" x 5'4" (2.03 x 1.63)

FEATURES

- Third Floor Apartment
- Seafront Location
- Two Double Bedrooms
- 13'5 x 11'9 Lounge
- Enjoying Sea Views
- Fitted Kitchen/Diner
- Shower Room/W.C
- To Be Sold Chain Free
- Viewing Advised
- Share of Freehold



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.