



ESTATE AGENTS

Flat 6, 81, Marina, St. Leonards-On-Sea, TN38 0BJ

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this exceptionally well-presented TWO BEDROOM SECOND FLOOR APARTMENT with DIRECT SEA VIEWS, forming part of an ATTRACTIVE WELL MAINTAINED PERIOD DWELLING DESIGNED BY RENOWNED VICTORIAN ARCHITECT DECIMUS BURTON. Ideally positioned adjacent to the beach and just a short walk from the heart of St Leonards-on-Sea, the property enjoys easy access to a fantastic range of boutique shops, cafés, bars, and restaurants. Offered to the market CHAIN FREE with a SHARE OF FREEHOLD, this STUNNING APARTMENT combines ELEGANT PERIOD CHARM with modern convenience.

The spacious accommodation comprises an inviting entrance hall with vintage stained glass leading to a large lounge with BREATH-TAKING SEA VIEWS, two GENEROUS DOUBLE BEDROOMS, and a HOME OFFICE. The home office is a versatile space which alternatively could be a dressing room, walk-in wardrobe, nursery, or hobby room. The property also benefits from a BRAND NEW FITTED KITCHEN and SHOWER ROOM featuring a walk-in shower, original period sink and elegant Victorian tiles.

The apartment boasts a wealth of ORIGINAL PERIOD FEATURES, including ORNATE CORNICING, PICTURE RAILS, CEILING ROSES, HIGH SKIRTING BOARDS, PANELLED WOODEN SHUTTERS, STAINED GLASS WINDOWS, FEATURE FIREPLACES and ELEGANT HIGH CEILINGS. Finished to a high standard, with high quality fittings, the property also offers modern comforts of double glazing throughout, a mains pressure Megaflo system and up to date electrical wiring. Heating is via cast iron Victorian style, modern efficient radiators. Interior decoration is with Colefax and Porter wallpaper, Little Greene paints and brand new neutral carpets.

Viewing is strongly recommended to fully appreciate the charm, character, quality and stunning coastal views this exceptional apartment has to offer. Early viewing is recommended, please contact PCM Estate Agents today to avoid disappointment.

COMMUNAL ENTRANCE

Wide, low rise steps leading up to a covered porch, original large panelled door with brass door furniture and entry phone system.

COMMUNAL HALL

Outer hall with high ceilings, ceiling rose and period glass lighting and dado rail. Original inner glass and panelled door leading to inner hall with continued high ceilings, ceiling rose and period lighting, Movement activated lighting, All apartments with panelled doors. Original wide low rise, wooden banister staircase, private wooden panelled door leading to:

ENTRANCE HALL

Original wooden panelling, brass toggle invisible panel light switch, two stained glass windows bringing in an abundance of natural light to the hallway, door opening to:

LOUNGE

13'5 x 13'1 (4.09m x 3.99m)

Victorian features including high ceilings, original cornicing, ceiling rose, pictures rails, high skirting boards, wooden panelled shutters to both windows. Uninterrupted sea view from both windows which are double glazed. Original door opening to bedroom two.

KITCHEN

Brand new fitted kitchen comprising a range of eye and base level units, integrated slimline dishwasher, four ring induction hob, cooker hood and fan oven below. Space and plumbing for washing machine, space and power for fridge freezer, stainless steel sink with mixer tap. Uninterrupted sea views through borrowed light window into lounge.

BEDROOM TWO

14'5 x 6'4 (4.39m x 1.93m)

Victorian cast iron fireplace, wooden surround and mantelpiece, original picture rail, cornicing, ceiling rose, double glazed window to front aspect providing uninterrupted sea views and having Victorian shutters. Two Cast iron radiators.

BEDROOM ONE

11'7 x 10'1 (3.53m x 3.07m)

Two heritage Victorian electric radiators, cornicing, ceiling rose, brass toggle invisible panel light switch, stained glass window providing light into the entrance hall, double glazed window to rear aspect with Victorian shutters.

HOME OFFICE/ WALK IN DRESSING ROOM

7'7 x 7'5 max (2.31m x 2.26m max)

Space suitable for home office workspace with ample room for desk and chair or walk-in dressing room/storage area. Brass toggle invisible panel light switch. Entry phone system, water meter, cupboard housing new consumer unit. Original panelled door giving option to replace upper panels with glass to bring borrowed light into the room.

SHOWER ROOM

Newly installed large walk-in shower with waterfall style shower head above, vintage wash hand basin with elegant tiles and luxury wall lights. Victorian style high flush WC, heated towel rail, cupboard housing Megaflo hot water system, extractor fan.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: In excess of 950 years remaining.
Service Charge: Approximately £1400 per annum.

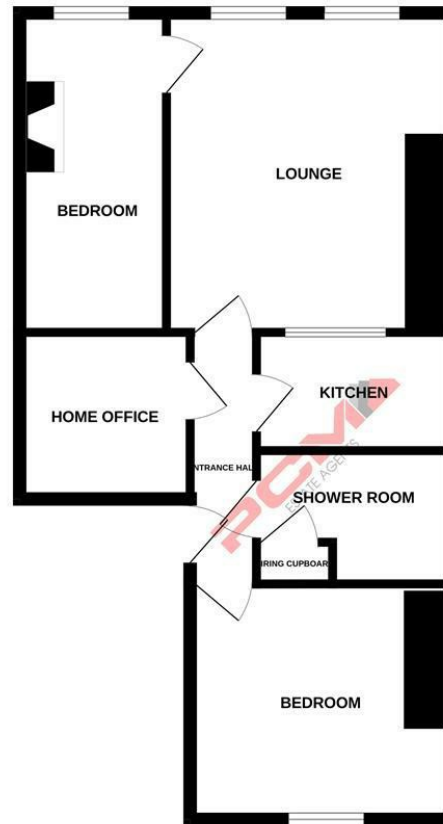
Council Tax Band: A







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		84	55
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.