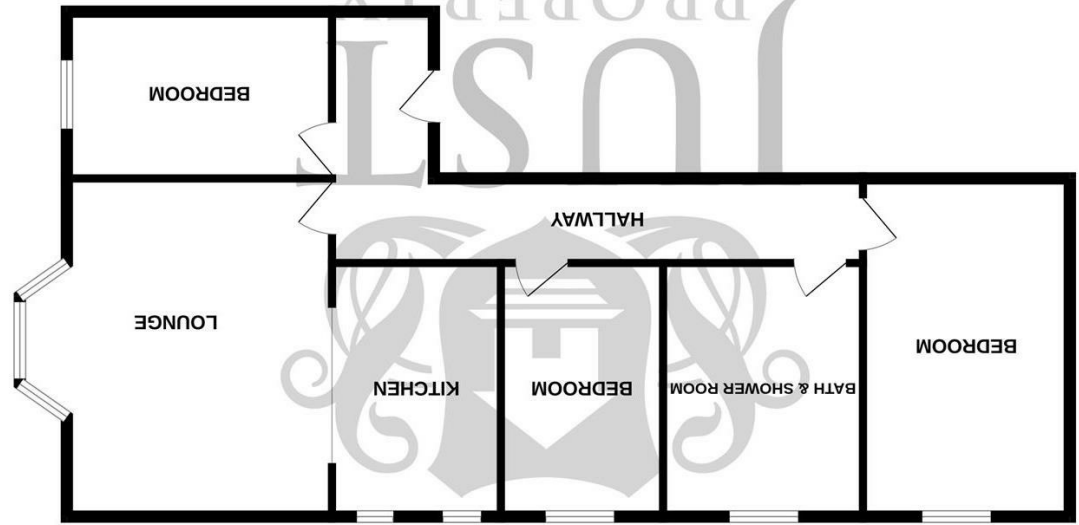


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	72
Potential	81



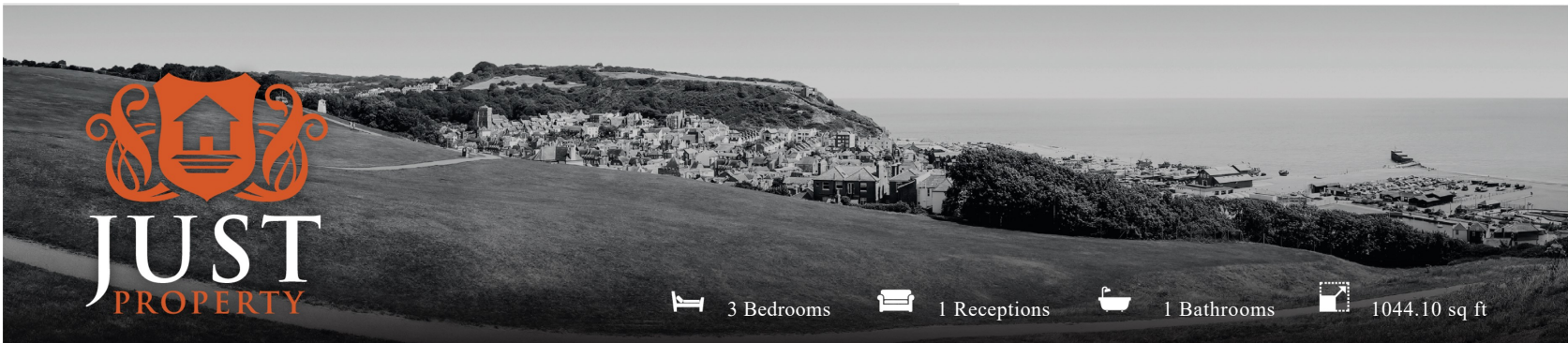
FIRST FLOOR



Flat 4 Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN

FLOORPLANS

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 1044.10 sq ft

Leasehold - Share of Freehold

£289,650

Flat 4 Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN



PROPERTY DETAILS

CHAIN FREE

An exceptional and beautifully presented first floor three-bedroom apartment set within a stunning seafront period building, perfectly positioned to enjoy side views across the English Channel.

Occupying a peaceful position to the rear of the building, this spacious apartment effortlessly combines elegant period charm with contemporary styling. Located just moments from the seafront and promenade, as well as local independent shops, St Leonards town centre and the vibrant Old Town of Hastings, the property offers an enviable coastal lifestyle. The nearby towns of Bexhill, Eastbourne, Battle and Rye are all within easy reach, further enhancing its appeal.

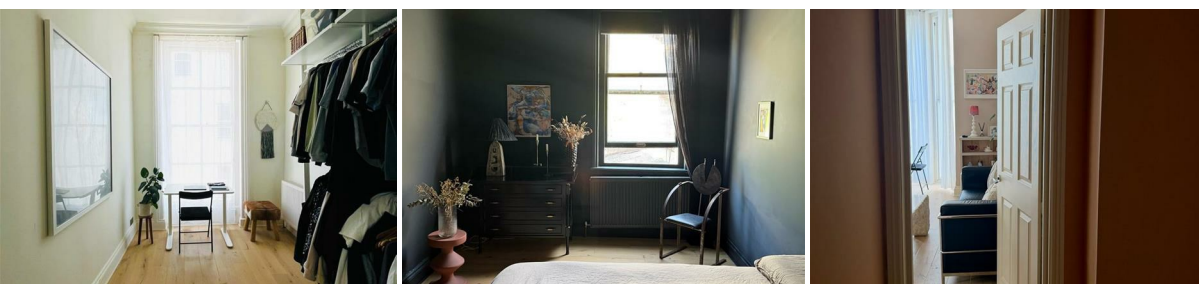
The apartment has been tastefully refurbished to a high standard throughout and offers bright, well-proportioned accommodation. A generous bay-fronted lounge enjoys side views towards the sea and flows seamlessly into an open plan modern fitted kitchen, creating a sociable and stylish living space. There are three well-proportioned bedrooms, along with a contemporary bathroom featuring a separate shower enclosure.

Further benefits include generous proportions throughout, a share of the freehold and the remainder of a 999-year lease.

Offered for sale by Just Property, this represents a rare opportunity to acquire a seafront home in one of St Leonards' most sought-after locations.

Service charge information is available by contacting the agent directly

Viewing is highly recommended and strictly by appointment with the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance	15'6" x 15'7" max (4.74 x 4.76 max)
Stairs To First Floor	
Front Door	
Hallway	29'6" (9.00)
Bedroom	12'5" x 7'11" (3.80 x 2.42)
Bedroom	16'5" x 9'9" (5.01 x 2.99)
Bath / Shower Room	11'6" x 9'5" (3.51 x 2.88)
Bedroom	11'9" x 9'3" (3.59 x 2.82)
Kitchen	11'6" x 8'1" (3.52 x 2.48)
Lounge / Dining Room	

FEATURES

- Seafront Apartment
- Three Bedrooms
- Share of Freehold
- Balance of 999 Year Lease
- Open Plan Kitchen and Living Space
- Lovely Modern Fitted Bath & Shower Room
- Moments From the Seafront
- Near To Station
- First Floor Apartment

