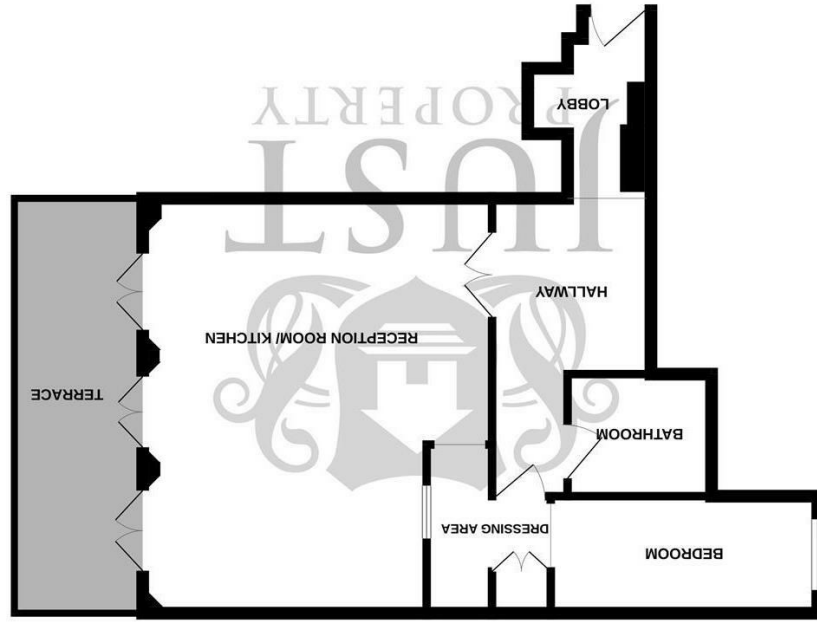


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	30
Potential	71

Whilst every effort has been made to ensure the accuracy of the information contained herein, measurement of areas, volumes, levels and other data are approximate and responsibility is taken by the purchaser. The purchaser is advised to verify the information contained herein and to obtain a professional valuation. The purchaser is advised to obtain a professional valuation. The purchaser is advised to obtain a professional valuation.



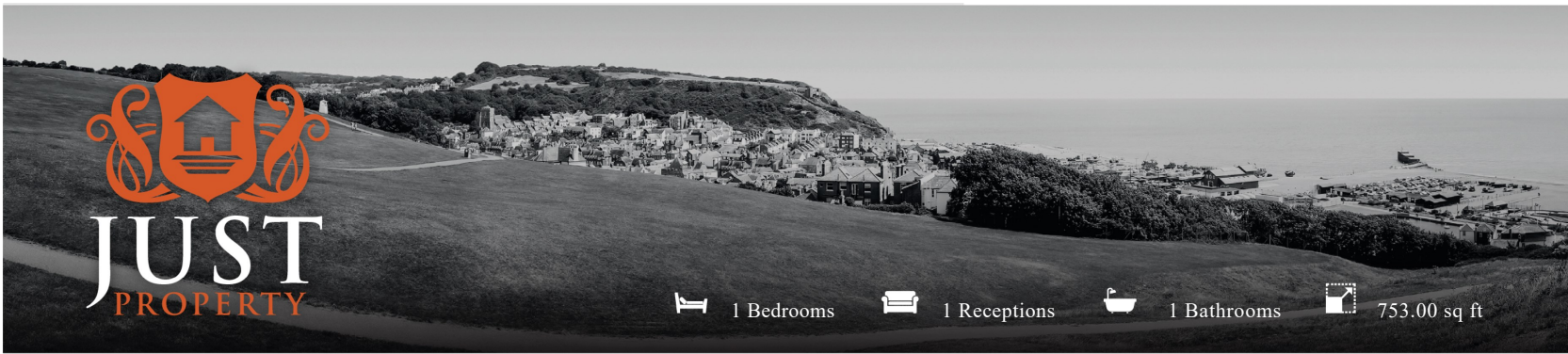
GROUND FLOOR



Flat 2, 43 Marina, St. Leonards-On-Sea, TN38 0BU

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



1 Bedrooms   1 Receptions   1 Bathrooms   753.00 sq ft

Leasehold - Share of Freehold

£285,000

Flat 2, 43 Marina, St. Leonards-On-Sea, TN38 0BU





## PROPERTY DETAILS

Just Property are proud to bring to the market this beautifully presented and exceptionally spacious one double bedroom first-floor apartment, forming part of a stunning former Victorian department store.

The property has recently undergone a complete and comprehensive refurbishment, creating a stylish and contemporary home ideal for first-time buyers, downsizers, or as an investment opportunity.

Perfectly positioned directly opposite the English Channel, the apartment enjoys panoramic sea views across the beaches and promenade. The vibrant and historic town centre of St Leonards-on-Sea has undergone significant regeneration in recent years and now offers a fantastic range of independent shops, cafés, galleries, and restaurants. The mainline railway station is within easy reach, providing convenient links to Hastings, Bexhill, Rye, and Eastbourne.

The accommodation is accessed via a well-maintained communal entrance, with a private front door leading to a welcoming lobby and hallway extending over 5 metres. There is a beautifully fitted family bathroom and a generous principal bedroom with a useful dressing area. The impressive open-plan living and kitchen area measures over 7 metres in length and features exposed brickwork, floor-to-ceiling windows, and a modern fitted kitchen with breakfast bar and integrated appliances.

Further benefits include double glazing, modern electric heating, and no onward chain. The property is offered with a share of freehold, a 100-year lease, an annual maintenance charge of approximately £1,400, and a peppercorn ground rent.

Early viewing is highly recommended via the vendors' sole agents, Just Property.



## ROOM DIMENSIONS

Communal Front Door

Front Door

Lobby / Storage  
7'10" x 4'3" (2.41 x 1.30)

Hallway / Dining Area  
16'5" x 7'8" (5.01 x 2.36)

Bathroom  
7'4" x 6'9" (2.24 x 2.08)

Bedroom  
16'1" x 6'7" (4.92 x 2.03)

Dressing Area  
7'11" x 6'10" (2.43 x 2.10)

Kitchen Area  
16'8" x 8'7" (5.10 x 2.62)

Lounge / Dining Room  
19'6" x 15'0" (5.96 x 4.59)

Balcony

23'11" (7.29)

## FEATURES

- Beautiful Seafront Apartment
- Sea Facing Balcony (7M)
- Many Original Features
- Share of Freehold
- 100yr Lease
- Spacious Hallway
- Fitted Kitchen with Integral Appliances
- Gorgeous Interiors
- St Leonards Seafront Position
- Dressing Area

