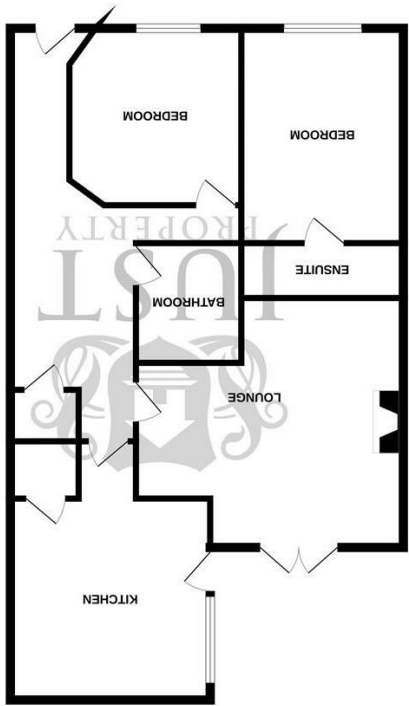




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	78
	D (55-68)	79
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	

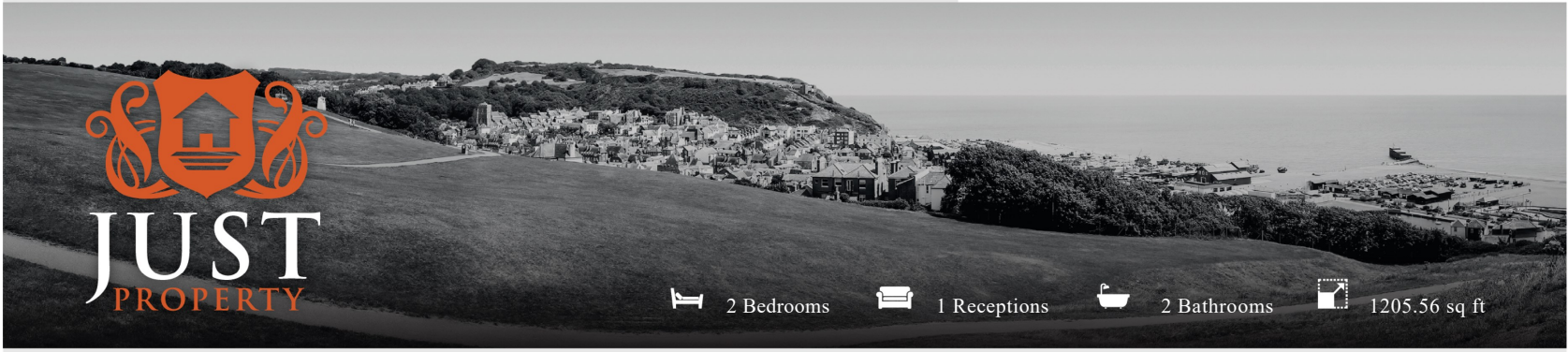
Measurements have been made to ensure the accuracy of the floorplan and the area of the property is as shown. Measurements are taken to the internal face of the walls and are not intended to be used as a guide. The company does not accept any liability for any errors or omissions in the floorplan or measurements. The floorplan and measurements are for guidance only and are not intended to be used as a guide. The company does not accept any liability for any errors or omissions in the floorplan or measurements. The floorplan and measurements are for guidance only and are not intended to be used as a guide.



LOWER GROUND FLOOR



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2 Bedrooms 1 Receptions 2 Bathrooms 1205.56 sq ft

77a Marina, St. Leonards-On-Sea, TN38 0BJ

Leasehold

£235,000





Leasehold

£235,000



2 Bedrooms



1 Receptions



2 Bathrooms



1205.56 sq ft

PROPERTY DETAILS

CHAIN FREE – An excellent opportunity to acquire this spacious two double bedroom, two bathroom lower ground floor apartment, ideally positioned in the heart of the sought-after Marina area of St Leonards.

Enjoying an enviable location just a stone's throw from the seafront and beach, the property is also within easy walking distance of a range of independent shops, cafés, restaurants and St Leonards Warrior Square mainline railway station, offering direct links to London.

Accessed via steps to the lower ground floor, the apartment benefits from its own private entrance. The well-proportioned accommodation comprises a spacious entrance hall, currently used as a dining area, with a useful storage cupboard, a fitted kitchen with direct access to the private rear courtyard, and a generous lounge with French doors opening onto the courtyard, creating an ideal space for relaxing or entertaining. The property does require redecoration through as seen in the photos.

There are two good-sized double bedrooms, with the principal bedroom enjoying the benefit of an en-suite bathroom, alongside a separate family bathroom. 117 Years remain on the lease.

Offered to the market chain free and vacant, this characterful apartment would make an ideal permanent home, seaside retreat or buy-to-let investment. Viewing is highly recommended through the vendor's sole agents.



ROOM DIMENSIONS

Private Entrance

Hallway / Dining Area
31'9" (9.69)

Storage

Bedroom
12'2" x 11'4" (3.73 x 3.46)

Bedroom
17'3" x 10'4" (5.26 x 3.16)

En-Suite Shower / WC

Bathroom

Lounge
17'8" x 16'0" max (5.40 x 4.89 max)

Kitchen
18'8" x 9'8" (5.71 x 2.97)

Courtyard Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Two Bathrooms
- Private Entrance
- Rear Courtyard Garden
- Gas Central Heating
- Fitted Kitchen
- Good Storage

