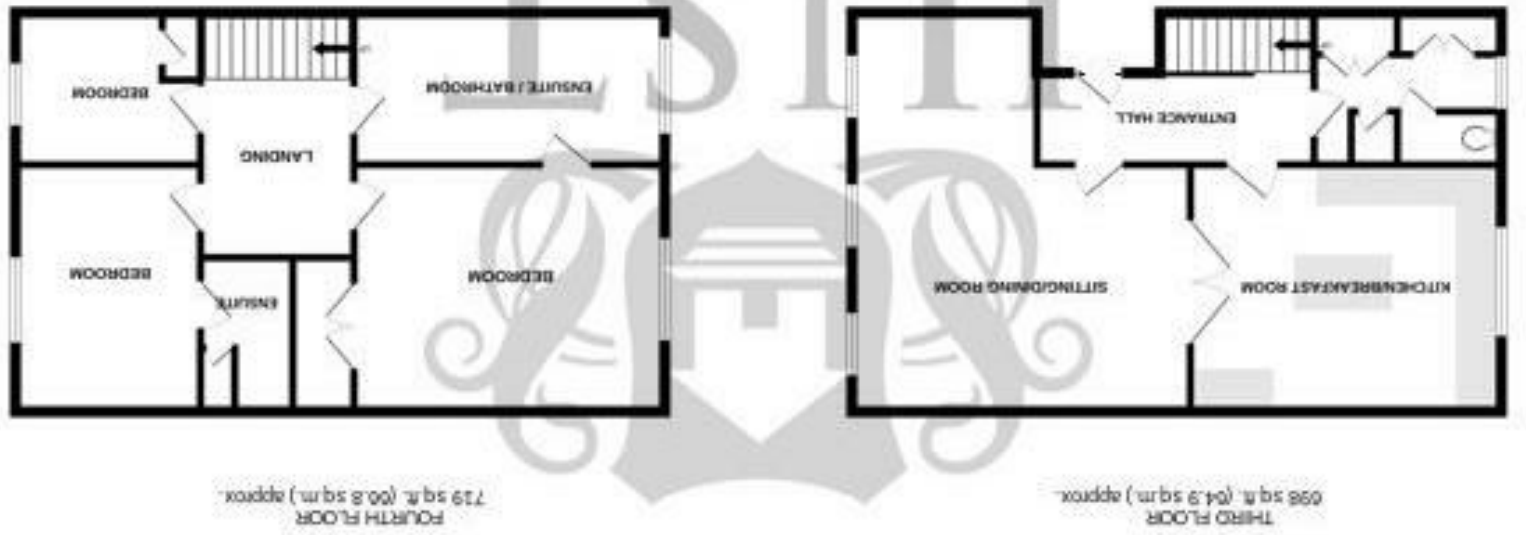


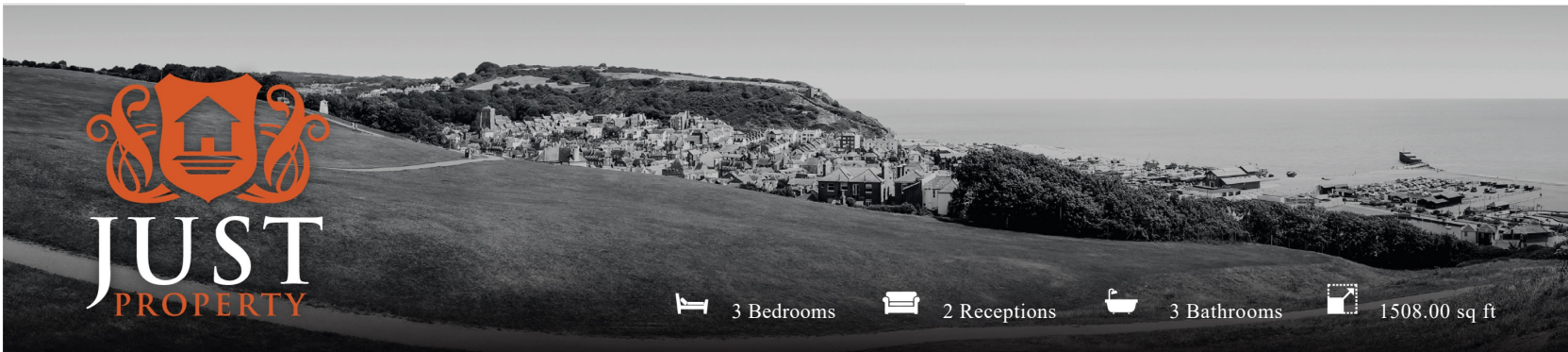
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
71	79



Flat 6, 76 Marina, St Leonards On Sea, TN38 0BJ

FLOORPLANS

www.justproperty.net

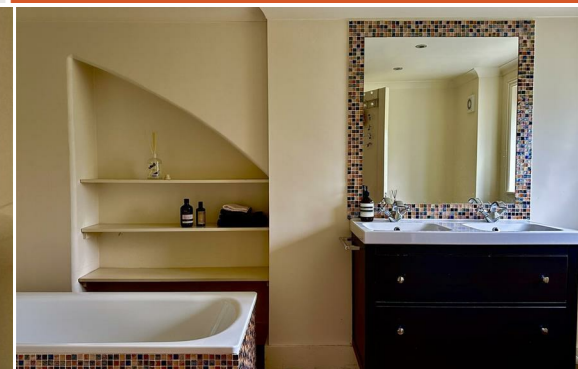


3 Bedrooms 2 Receptions 3 Bathrooms 1508.00 sq ft

Leasehold - Share of Freehold

£425,000

Flat 6, 76 Marina, St Leonards On Sea, TN38 0BJ





PROPERTY DETAILS

Offers In The Region Of £425,000

Located as part of the highly desirable & picturesque Marina front in St Leonards On Sea, this exceptional three-bedroom maisonette offers a unique blend of comfort and elegance. Spanning an impressive 1,508 square feet, the property boasts an abundance of living space, making it perfect for families or those who enjoy entertaining guests.

As you enter, you are greeted by an open plan reception room that provide a warm and inviting atmosphere. This open-plan living area is designed to maximise natural light and offers stunning sea views from multiple rooms, creating a serene backdrop for everyday living. The layout is both practical and stylish, ensuring that every corner of the home is utilised to its fullest potential.

The maisonette also features three well-appointed bedrooms, including two with en-suite bathrooms, providing privacy and convenience for residents and guests alike. Each bedroom is designed to be a peaceful retreat, with ample space and lovely views to enjoy.

Properties like this are very rarely available, making it a unique opportunity for those seeking a home in this sought-after location. With its combination of modern living, breath-taking views, and proximity to the vibrant coastal life of St Leonards On Sea, this maisonette is not to be missed. Whether you are looking for a permanent residence or a holiday retreat, this home promises to deliver a lifestyle of comfort and beauty.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful maisonette has to offer in person.

Council Tax Band - A



ROOM DIMENSIONS

Building Front Door	Bedroom Two With En-Suite 12'5" x 10'11" (3.81 x 3.35)
Stairs Up To Third Floor	En-Suite 8'0" x 8'0" (2.46 x 2.44)
Flat Front Door	Bedroom One With En-Suite 13'1" x 12'7" (4.01 x 3.86)
Spacious Entrance Hallway	En-Suite / Family Bathroom 12'9" x 8'7" (3.89 x 2.64)
Open Plan Living / Dining Room 20'9" x 19'7" (6.35 x 5.97)	Far Reaching Sea Views Throughout
Kitchen With Doors Into Family Room 17'3" x 11'8" (5.28 x 3.58)	
Bathroom With Toilet & Storage 12'7" x 7'8" (3.84 x 2.36)	
Stairs Up To Fourth Floor	
Spacious Landing With Skylight	
Bedroom Three 12'9" x 8'3" (3.89 x 2.54)	

FEATURES

- Chain Free Sale, Viewing Considered Essential
- Third Floor Maisonette, With An Abundance Of Living Space
- Three Bedrooms, With Two Benefitting From En-Suites
- Highly Desirable Location Close To Train Station
- Share Of The Freehold With Remainder Of 999 Year Long Lease
- Far Reaching Sea Views In Multiple Rooms Throughout
- Refurbished To A High Standard Credit To The Current Owners
- Open Plan Living, With Plenty Of Natural Light
- Call Just Property To Arrange Access For A Viewing
- Council Tax Band - A

