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BURGESS & CO.
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Lower Ground Floor Flat, 104 Marina, St. Leonards-On-Sea, TN38
OBP

£380,000 Leasehold



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**** CHAIN FREE **** Burgess & Co are delighted to bring to the market this spacious apartment occupying the entire lower ground floor in this charming period property. Ideally located being literally across from the promenade, seafront and walking distance of a parade of shops at Marine Court. Within a mile is central St Leonards with its array of independent shops, restaurants, and mainline railway station with its direct links to London. This SEA FRONT apartment has recently been refurbished to a high standard and the accommodation is arranged to provide a spacious entrance hall, 23'1ft lounge, 11'2ft modern fitted kitchen/breakfast room, two double bedroom one of which has an en-suite shower room, a modern family bathroom and separate cloakroom. The property benefits from gas central heating, a good standard of decoration throughout, has two private courtyard garden areas and comes CHAIN FREE. Viewing is recommended to not only appreciate the accommodation on offer but also the convenient sea front location.

Street Level

Stairs down to

Lower Ground Floor

With door to Communal Store Room with meters. Private front door to

Entrance Vestibule

With tiled floor, opening to

Reception Hall

With two cast iron radiators, access to basement for storage only.

Living Room

With cast iron radiator, double glazed sliding sash window to the side, single glazed window to the rear, single glazed door to rear patio.

Kitchen

Comprising matching range of wall & base units, worksurface, Logix electric hob with extractor hood over, fitted eye level Zanussi double oven, Lamona sink unit with chrome mixer tap, space for standing fridge/freezer, integrated Lamona dishwasher, breakfast bar area with fitted shelves, cast iron radiator, sash window, wooden door to Patio.

Utility Area

With waste pipe, fitted shelves.

Separate W.C

Comprising low level w.c, pedestal wash hand basin, door to Patio area.

Bedroom One

With cast iron radiator, feature marble fireplace with surround & hearth, borrowed light window, sash window. Door to

En-suite Wet Room

Comprising chrome shower riser, pedestal wash hand basin with mixer tap, vanity mirror, shaver point, towel rail, low level w.c, tiled walls & floor.

Bedroom Two

With wood flooring, feature marble fireplace with slated hearth & surround, cast iron feature radiator, double glazed window to the front.

Bathroom

Comprising walk-in shower with waterfall shower head & further attachment, roll top feature bath with Victorian tap, low level w.c, vanity unit with Victorian wash hand basin with mixer tap, vanity mirror, shaver point, feature fireplace with marble hearth & inset glass shelves, feature Victorian radiator, fitted cupboard, cupboard housing Worcester combi boiler, single glazed frosted sash window to the front storage room with meters, frosted borrowed light window.

Outside

Two private courtyards

NB

There is the remainder of a 125 year Lease from and including 1 January 2015. Service Charge is Circa £1500 PA with separate sinking fund pot of £100 per month, ground rent peppercorn - Council Tax band: A

