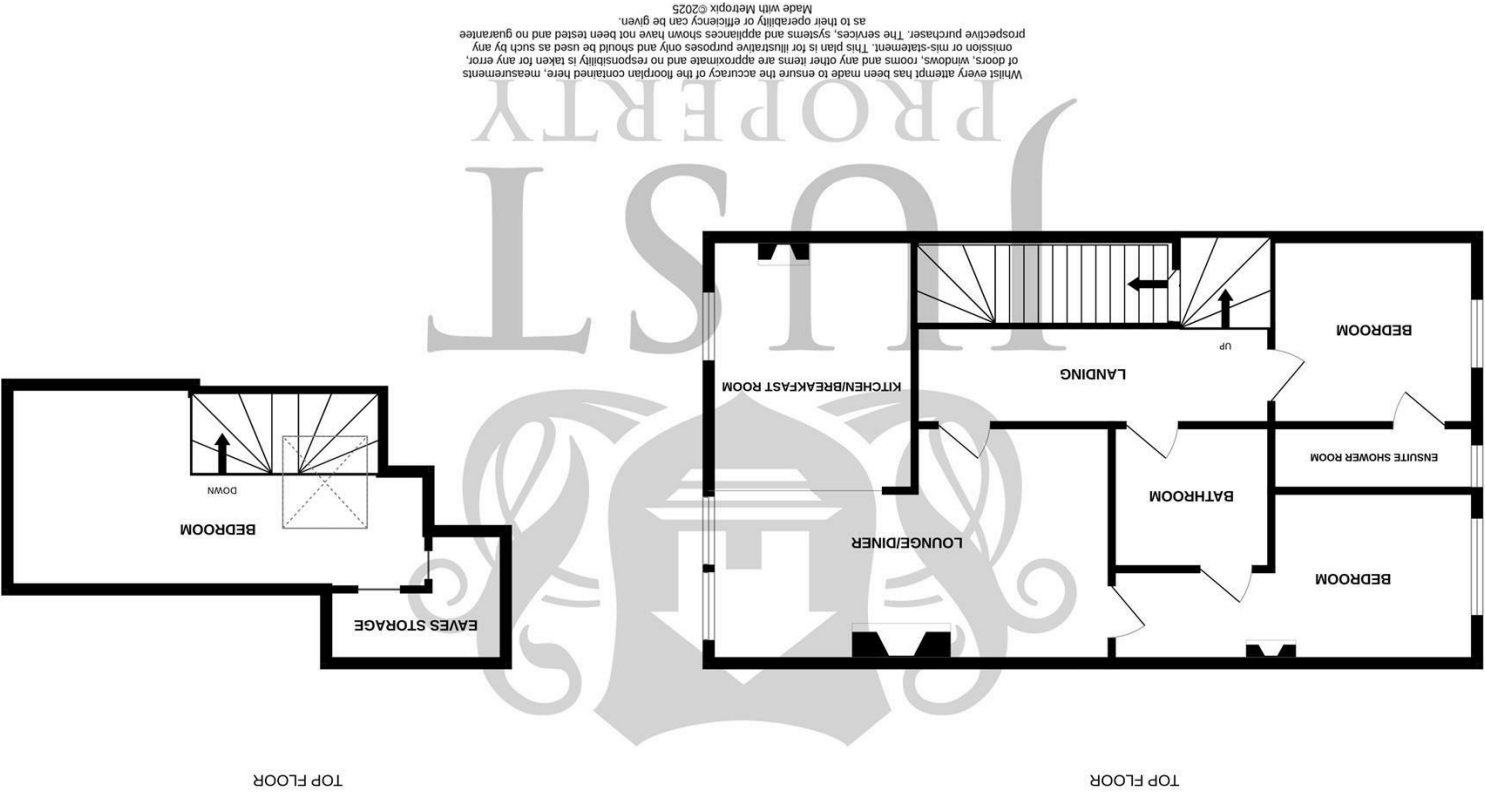




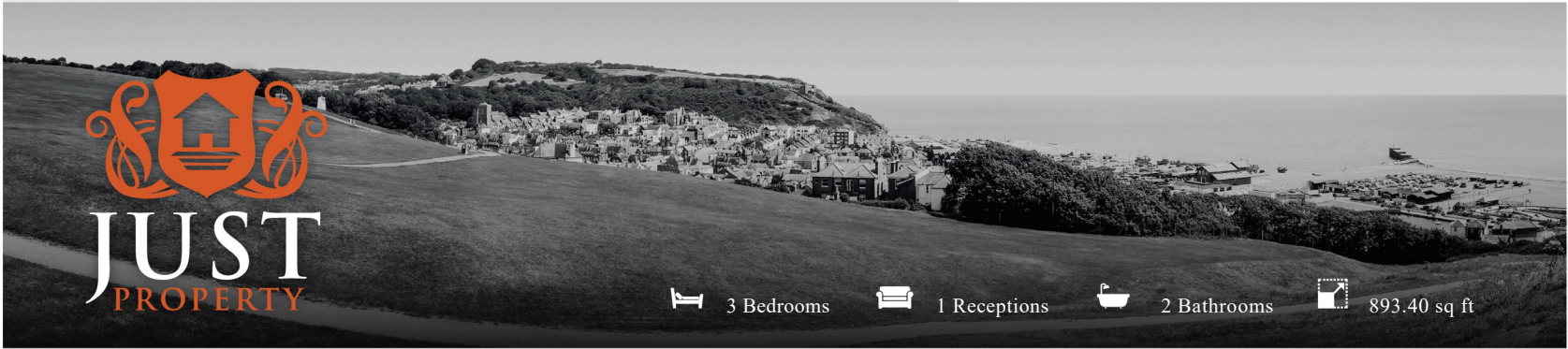
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	75	75
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

Flat 5, 92 Marina, St. Leonards-On-Sea, TN38 0BL

www.justproperty.net



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Leasehold - Share of Freehold

£324,950



PROPERTY DETAILS

CHAIN FREE

Offers in excess of £337,500

Just Property is delighted to present this beautifully refurbished three-bedroom, two-bathroom apartment, occupying the top two floors of a charming period seafront building. Redesigned for modern living, it offers a thoughtful layout that maximises space, light, and comfort, blending contemporary style with period character. The property also boasts a fantastic EPC rating of C, highlighting its energy efficiency and low running costs.

The open-plan kitchen, lounge and dining area enjoys uninterrupted sea views, creating a bright, sociable space ideal for entertaining or relaxing. Exposed brick feature walls, genuine Amtico oak flooring and dimmable LED lighting add warmth and sophistication. The newly fitted kitchen is finished to a high standard, with a central oak-topped island, integrated appliances and elegant Italian marble-effect worktops.

There are three double bedrooms and eaves storage provides additional practicality and helps maintain a clean, uncluttered aesthetic. Two stylish bathrooms include a luxurious suite with a roll-top, claw-foot bath and vintage-style tiles, and a contemporary shower room with striking black and white marble mosaic tiling.

Refurbished to full building control specification, the property benefits from a full electrical rewire, a new Worcester high-efficiency boiler with Hive smart controls, heritage-style radiators, smart meters and extensive insulation. New Victorian-style sash windows, a bespoke staircase and energy-efficient lighting further enhance comfort and quality.

From the living area, enjoy panoramic sea views to the front and peaceful leafy aspects to the rear. Ideally located close to shops, cafés and amenities, and just a stone's throw from the beach, this exceptional apartment perfectly combines period charm, modern luxury and relaxed seaside living.

Early viewing is highly advised through sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Stairs To Top Floor

Front Door

Stairs To Landing

Lounge
22'0" x 13'5" (6.71m x 4.10m)

Kitchen/Breakfast Room
10'2" x 11'7" (3.10m x 3.54m)

Bedroom
14'0" x 8'9" (4.27m x 2.67m)

Family Bathroom

Bedroom
11'0" x 7'9" (3.36m x 2.38m)

En-Suite Shower Room

Stairs To Top Floor

Bedroom

18'2" x 8'10" (5.54m x 2.71m)

Eaves Storage

FEATURES

- CHAIN FREE
- Exceptionally Refurbished Top-Floor Three-Bedroom Apartment
- Accommodation Spanning Top Two Floors of Period Seafront Building
- Beautifully Presented Throughout
- Desirable Seafront Setting Moments Away From Local Amenities & Beach
- Stunning Sea Views Complemented By Serene Leafy Outlooks To The Rear
- Share of Freehold & Long Lease Circa 985 Years Remaining
- Well-Maintained Building Supported By £1200 Annual Service Charge
- High-Quality Kitchen With Oak-Topped Island & Integrated Appliances
- Gas Central Heating & Double Glazing

