



These energy ratings have been made to ensure the accuracy of the England standard data measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		H (1-10)
		I (1-10)
		J (1-10)

PROPERTY DETAILS

Just Property are delighted to bring to the market this well-presented two/three bedroom lower ground floor garden apartment, occupying a prime position on the ever-popular Marina in St Leonards.

Located just a stone's throw from the seafront and beach, the property is perfectly positioned for those looking to enjoy coastal living, while being within easy walking distance of the vibrant heart of St Leonards, renowned for its award-winning cafés, restaurants, independent shops and mainline railway station with direct links to London.

Accessed via its own private entrance, the spacious and versatile accommodation comprises a grand entrance hallway, an office area, creating a wonderful space for entertaining. To the rear of the property is a bright and spacious reception room which is open plan to the fitted kitchen, offering ample worktop and storage space, with double doors opening onto a private rear courtyard.

There are two/three well-proportioned bedrooms, two of which are generous doubles, together with a stylish family bathroom and a separate shower room, providing excellent flexibility for families and visiting guests.

Outside, the property enjoys both a private rear courtyard and a large front beautiful courtyard, offering plenty of outside space to relax or entertain, along with storage areas and an outside utility area.

Situated in one of St Leonards' most sought-after locations, this fantastic apartment would make an ideal permanent home or stylish seaside retreat.. Viewing is highly recommended through the vendor's sole agents Just Property.

ROOM DIMENSIONS

Steps Down To Sunny Front Courtyard

Front Door

Hallway

Bedroom

13'4" x 7'7" (4.07 x 2.32)

Family Lounge / Bedroom

15'3" x 10'7" (4.65 x 3.24)

Bathroom

Office Space

11'7" x 25'11" (3.55 x 7.9)

Bedroom

15'2" x 13'10" (4.63 x 4.24)

Courtyard

Dining / Living Room

12'9" x 14'9" (3.91 x 4.5)

Kitchen

14'9" x 9'2" (4.5 x 2.8)

Shower Room

Rear Courtyard

Outside Utility Area

FEATURES

- Stunning Garden Apartment
- Two / Three Bedrooms
- Three Courtyards
- Beautifully Presented
- Balance of 999 Yr Lease
- Share of Freehold
- Direct Opposite Seafront
- Private Entrance
- Close To Station, Shops and Restaurants

