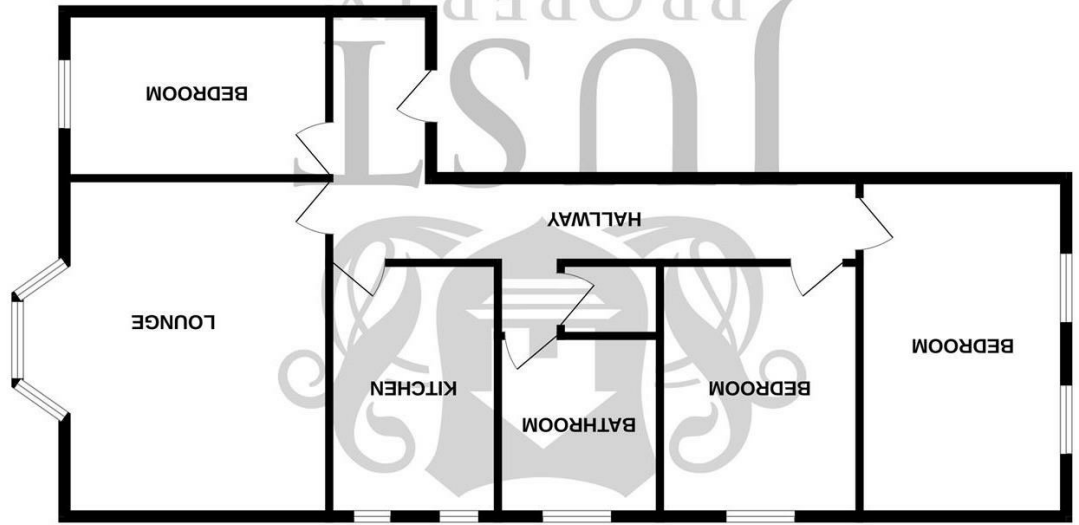


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	73
Potential	82



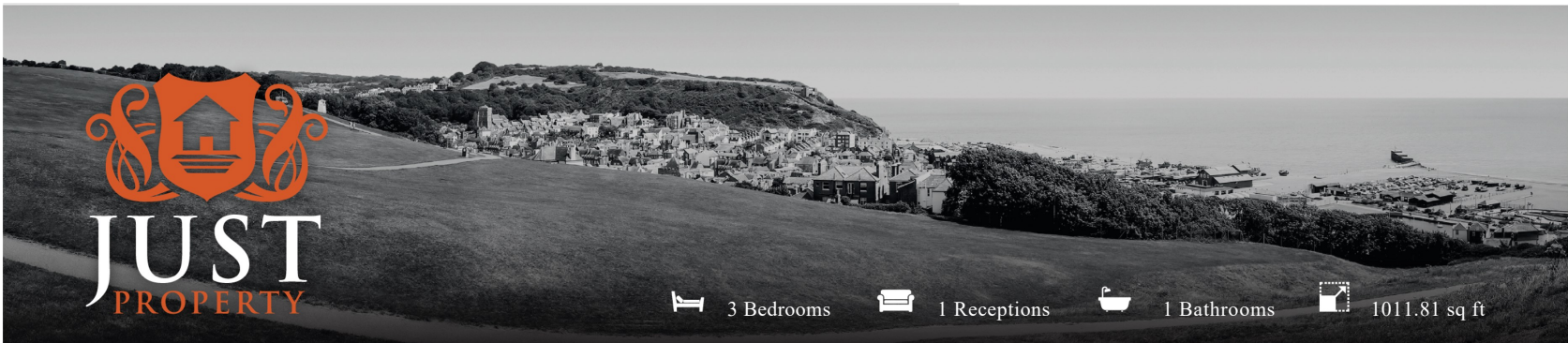
SECOND FLOOR



6 Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN

FLOORPLANS

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 1011.81 sq ft

Leasehold - Share of Freehold

£299,950

6 Sussex House 110 Marina, St. Leonards-On-Sea, TN38 0BN





PROPERTY DETAILS

CHAIN FREE

An exceptional and beautifully presented three-bedroom second-floor apartment in a stunning seafront period building, perfectly positioned to enjoy side views across the English Channel.

Set to the rear of the property, this spacious apartment combines period charm with contemporary style and is just moments from the seafront and promenade, local shops, St Leonards town centre, and the vibrant Old Town of Hastings. The coastal towns of Bexhill, Eastbourne, Battle, and Rye are all within easy reach, making this an ideal location for those seeking both convenience and lifestyle.

The apartment has been tastefully refurbished to a high standard and offers a generous bay-fronted lounge with side views towards the sea, a modern fitted kitchen, a contemporary bathroom with shower, three well-proportioned bedrooms, and a handy utility cupboard.

Additional features include generous proportions throughout, a share of the freehold, and the balance of a 999-year lease, with maintenance currently £200 per month. Offered chain-free, this property represents a rare opportunity to acquire a premium seafront home in one of St Leonards' most sought-after locations.

Viewing is highly recommended via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Stairs Up To Landing

Front Door

Hallway

Bedroom

12'7" x 8'0" (3.85 x 2.44)

Living Room with Bay Window

14'11" x 14'11" (4.57 x 4.56)

Kitchen

8'1" x 11'6" (2.48 x 3.51)

Bathroom

9'4" x 11'6" (2.86 x 3.51)

Bedroom

9'6" x 12'2" (2.92 x 3.73)

Bedroom

9'10" x 16'3" (3.02 x 4.97)

FEATURES

- Seaside Location
- Three Bedrooms
- Second Floor Apartment
- Close to Train Station and Shops
- Immaculately Presented
- Sea View
- Bay Window
- Share of Freehold
- Recently Updated Boiler
- CHAIN FREE

