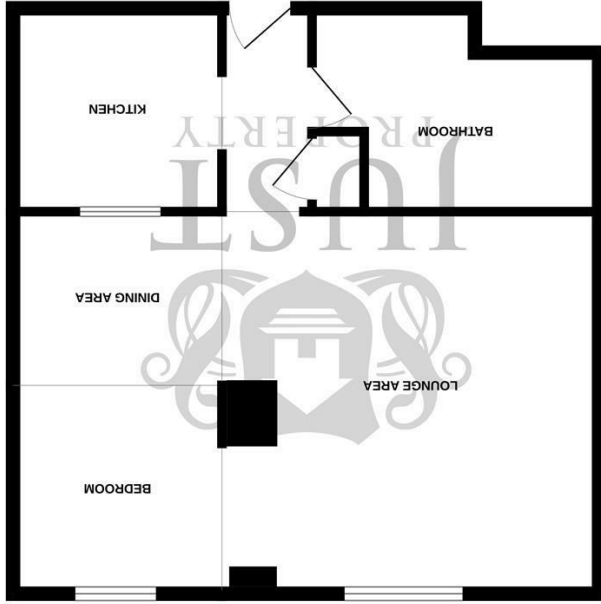


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



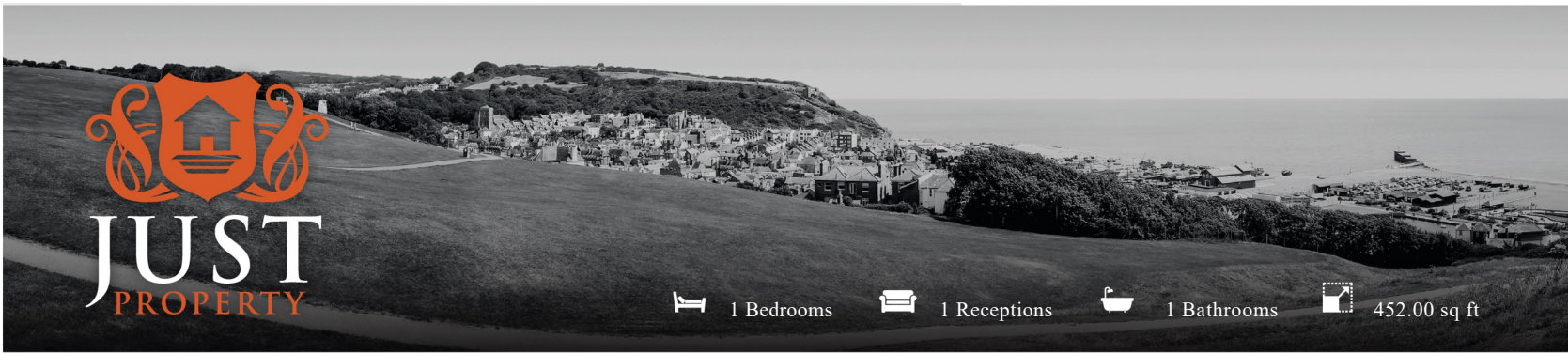
FIRST FLOOR



103 Marine Court, St. Leonards-On-Sea, TN38 0DY

FLOORPLANS

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 452.00 sq ft

103 Marine Court, St. Leonards-On-Sea, TN38 0DY

Leasehold - Share of Freehold

£58,650



PROPERTY DETAILS

CHAIN FREE & CASH BUYERS ONLY

An opportunity to acquire a studio apartment, situated at the front of the wonderful Marine Court on the 1st floor offering uninterrupted views over the English Channel. Marine Court is an iconic building dating back to 1936, designed by the architects Kenneth Dalgleish & Roger K. Pullen, with references to the Cunard White-Star Line Queen Mary. The building was awarded Grade II Listed status in 1999 and continues to be one of the most important buildings along the seafront of St Leonards.

The accommodation is reached via an original passenger lift with porters available 24 hours a day, and the apartment comprises an entrance hall, bathroom with original bathtub, fitted kitchen, large lounge area, dining space, and bedroom area, all with stunning sea views.

Further benefits include electric heating and unlimited hot water from the building's communal area. To be sold chain-free. We are advised that there is a long lease, approximately 945 years, with a share of the freehold, and the current maintenance charges are £7,500 per annum.

To fully appreciate the charm of this redecorated property, viewing is considered essential with sole agents Just Property.



ROOM DIMENSIONS

Front Door

Seafront Communal Entrance

Residents Lift / Stairs To First Floor

Front Door

Hallway

Bathroom

7'3" x 7'0" (2.22 x 2.15)

Kitchen

8'2" x 7'0" (2.50 x 2.15)

Lounge

15'6" x 11'6" (4.73 x 3.53)

Bedroom Space

8'2" x 7'6" (2.49 x 2.29)

Dining Area

9'4" x 7'11" (2.86 x 2.43)

FEATURES

- CHAIN FREE
- One Bedroom Studio Apartment
- Beautiful Condition
- Share Of Freehold & Balance of 999 Year Lease
- £7500 per annum Maintenance
- Direct Sea Views
- Unlimited Hot Water
- Fitted Kitchen

