



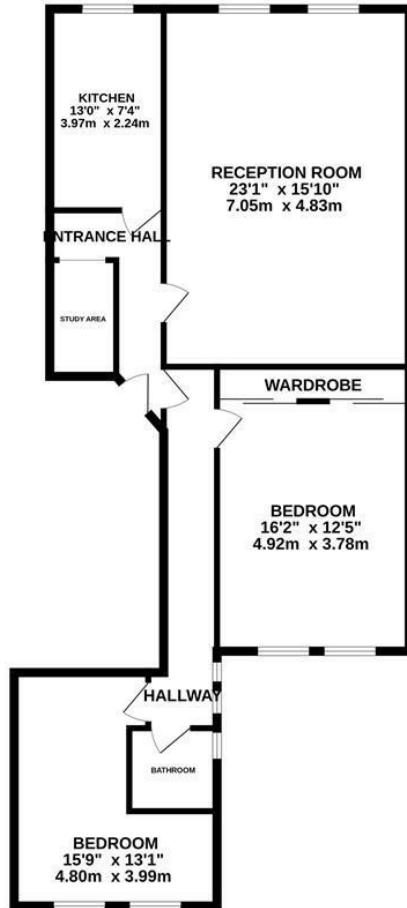
## Marina, St. Leonards-On-Sea TN38 0BL

Offers in excess of £250,000



A handsome TWO BEDROOM APARTMENT with STUNNING SEA VIEWS situated in a prime seafront location. Enjoying an IDYLIC POSITION adjacent to the beach it's just a short stroll from the hub of St. Leonards On Sea with its local independent shops, award winning eateries and galleries along with a mainline railway station with connections to London. Spanning the SECOND FLOOR of this period residence, the accommodation here enjoys a WEALTH OF CHARACTER FEATURES including high ceilings, generous proportions and an original fireplace. The SPACIOUS LIVING ROOM measures an impressive 23'1 x 15'10 relishing FAR REACHING SEA VIEWS and providing plenty of room for a full dining table to create a sociable space while the FITTED KITCHEN is separate and offers ample storage. The two bedrooms and bathroom are positioned at the rear of the property with the principal bedroom benefitting from BUILT-IN WARDROBES. There is also an ADDITIONAL STUDY SPACE. Set in an UNRIVALLED LOCATION this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed. The property is to be sold with an EXTENDED LEASE.

SECOND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA - 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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