



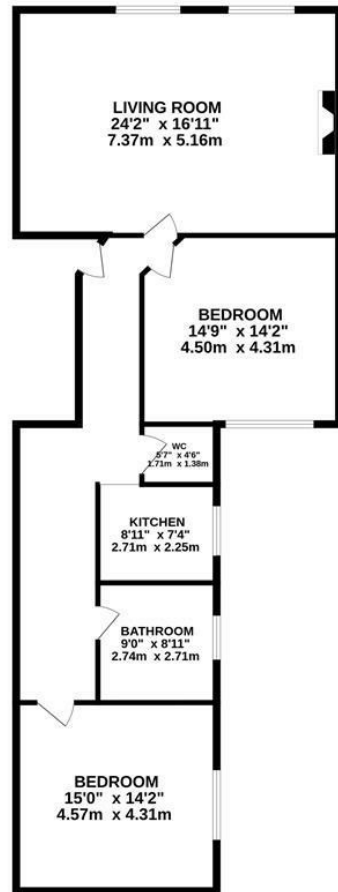
## Marina, St. Leonards-On-Sea TN38 0BP

Guide price £325,000



\*GUIDE PRICE £325,000 - £350,000\* A stylish TWO BEDROOM APARTMENT situated in a prime seafront location. Enjoying an IDYLIC POSITION sitting adjacent to the beach, the apartment is just a short stroll from the hub of St. Leonards On Sea where you'll find local independent shops, award winning eateries and galleries, along with a mainline railway station with connections through to London. Spanning the ground floor of this attractive, PERIOD RESIDENCE, the accommodation enjoys a WEALTH OF ORIGINAL FEATURES including 4m high ceilings, an immaculate ornate carved fireplace and beautifully detailed original cornicing throughout. Measuring 24'2 x 16'11 the impressive living space enjoys FLOOR TO CEILING SASH WINDOWS with original Victorian wooden shutters framing SEA VIEWS along the coast. The kitchen is positioned at the rear of the property and is fitted with CONTEMPORARY UNITS which houses integrated appliances and offers ample storage space, together with the bathroom where there is a bath with shower over and separate W/C. There are TWO DOUBLE BEDROOMS with the primary enjoying floor to ceiling sash windows with original Victorian wooden shutters and built-in wardrobes. Occupying a SOUGHT AFTER LOCATION this fantastic property would make the PERFECT SEASIDE RETREAT.

GROUND FLOOR  
1201 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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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