



98 Marina, St. Leonards-On-Sea, TN38 0BP  
Offers In The Region Of £269,999



A dream escape by the seaside, this beautifully designed two bedroom apartment, has been upgraded to a luxury home with bespoke kitchen open plan to living room, two double bedrooms, boutique bathroom suite, high quality shuttering, and fully sound proofed throughout. The moment you enter, one is captured by the panoramic seascape and naturally bright vantage point.



- SEA FRONT APARTMENT
- TWO DOUBLE BEDROOMS
- CHAIN FREE

This apartment spans the whole depth of the historical Burton St Leonards Marina seafront terraced buildings. With breathtaking views across to the expanse of the English Channel, this is a perfect location for those looking for a quiet place by the seaside.

Local Area  
The seafront and Marina have developed into a thriving area of cafes, restaurants, and creative shops. There are three coffee shops; four restaurants; and one bar; all just a stone's throw from the flat. A short distance is the centre of St Leonards with a trendy vibe rapidly emerging, as antiques, art, and fashion, descend from further afield.

St Leonards on Sea is a sought after area with popular boutiques, restaurants, art galleries, and bars. With regular live music and popular events held, these bring a strong sense of community as more people flock to the seaside to appreciate the local architecture and proximity to the coast. The location of this flat is ideal for locals and commuters, with two nearby train stations, easy access to the town centre, and A21 and A259. There are great local amenities including a post office, large Co-op, and doctor's surgery.

**The Apartment**

The communal area has Victorian cornicing and detailed tiling to the floors, with wide sweeping stair case and window to the second floor. On the third floor:

**Entrance Hall**

Enter in to the flat, and one is immediately rewarded with stunning sea views across the Channel. Inset spotlights and oak wood flooring throughout. Intercom phone.

**Open Plan Kitchen** 21'10" x 13'5" (6.68 x 4.09)

- PANORAMIC SEA VIEWS
- OPULENT BATHROOM
- WEST ST LEONARDS LOCATION

The owner's have given their full commitment to create a luxury apartment as demonstrated by the white handleless kitchen units, induction hob, oven, extractor hood, built in fridge and freezer, washing machine, and white glass worktop and sink. There is a breakfast bar with space for four to enjoy dining, as well, as a place to work from home.

**Open Plan Living Room**

Contemporary living room where one can entertain and relax, with fabulous views to the shipping lane and beach. Victorian double radiators keep the room ambient, and the southerly aspect ensures natural warmth all year round.

**Bedroom 2** 12'17" x 8'01 (3.66m x 2.46m)  
Sea facing double bedroom which is ideal for those seeking a sanctuary by the coast away from the hustle and bustle of a town or city. Plush fitted carpet. Victorian radiator. Divine views once more!

**Master Bedroom** 15'25" x 10'43 (4.57m x 3.05m)  
Overlooking green Crown land and the Victorian former aqueduct to the rear, the master bedroom, has an equally attractive outlook, and is peacefully quiet. Large sash window with fixed windows to either side. Plush carpet and Victoria double radiator. Ample space for king sized bed, wardrobe, and drawers.

**Luxury Bathroom**

No expense spared with this bespoke chic bathroom, featuring a walk in shower enclosure, over sized stand alone bath tub, wash basin, and W.C. Two stainless steel towel heaters, and twin double glazed windows. Marvellous choice of patterned mosaic floor tiles.

**Owner's Comment**

"There is nowhere else I would rather be, than idly spending

- OPEN PLAN LIVING ROOM & KITCHEN
- WELL MAINTAINED BUILDING
- LONG LEASE

time in our living room, or cooking in the kitchen looking out to sea. Our hearts and refurbishment experience put everything into creating a seaside retreat, and we love spending time here. The sound proofing was essential to us, as we know so many converted apartments have noise that travels. We've lowered the ceiling, plus the flooring sealed, and ensured the highest quality of sound dampening to create an insulated space."

Double Glazed Sash Windows to the front, New High End Shutters, Real Oak Wood Flooring, Electric Central Heating System. Newly Refurbished to an Exceptionally High Standard Throughout within the last year. Furniture by negotiation.

EPC E

Lease = 85 year lease. £8000 to extend to 99 years.

Service Charge = £996 per annum (weekly cleaner; healthy sink fund).  
Ground Rent = £250 per annum

Holiday Let Rental = Not allowed but Longer term rentals are fine. Approximate rent = £850 pcm.

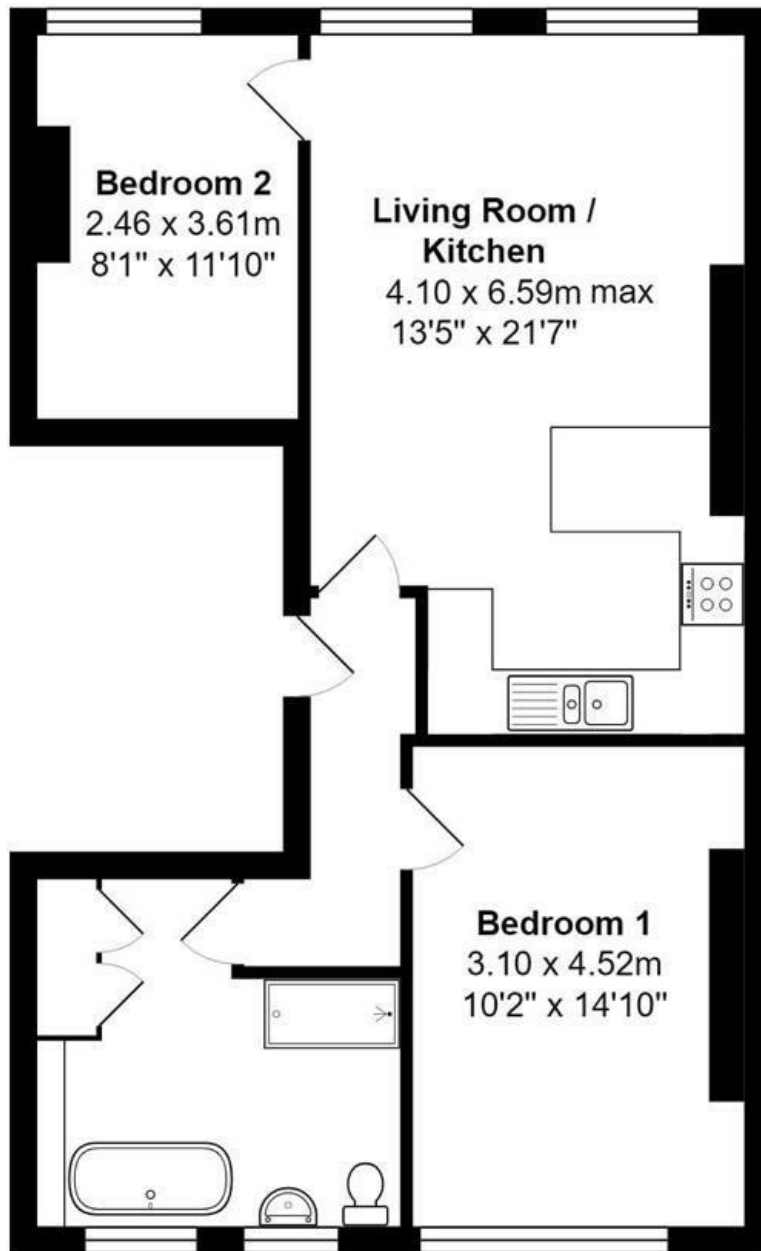












| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (112 plus) <b>A</b>                         |                         |           |
| (81-111) <b>B</b>                           |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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