



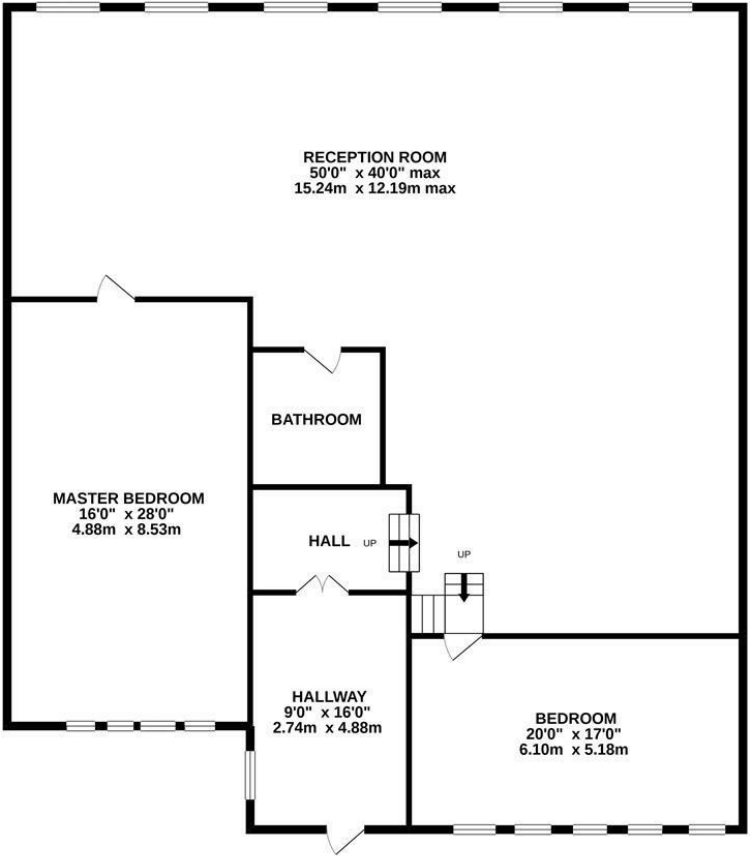
Marina, St. Leonards-On-Sea TN38 0BU

Offers in excess of £800,000



Exquisite three bedroom MANSION FLAT with a full width 50' FRONT FACING BALCONY, it's widely regarded as the largest of its type locally. Constructed by James Burton, this spectacular property is GRADE II LISTED and forms a portion of what was ORIGINALLY DESIGNED AS A HIGH END DEPARTMENT STORE, this is the first time that it has been used as a residential home. Accessed via a private entrance there is a large and welcoming panelled entrance hall with double doors leading through to the grand, first floor open plan living space which was the original 'showing floor', measuring an impressive 50' x 40'. It enjoys INTRICATE DETAILING, original cornicing and six individual, FULL HEIGHT SASH WINDOWS which frame the PANORAMIC SEA VIEWS. There is a full width balcony with bench seating boasting BEAUTIFUL VIEWS OF THE ENGLISH COASTLINE, creating the most amazing entertaining space. The BESPOKE KITCHEN enjoys integrated appliances, granite work surfaces and a breakfast bar separating this from the living and dining areas. There are THREE STUNNING BEDROOMS, each with unique feature windows complimented with two striking traditional LUXURY BATHROOM SUITES with marble tiling. A truly unrivalled wealth of original and reinstated character features are found throughout which SEAMLESSLY COMBINE THE GRANDEUR WITH MODERN AND PRACTICAL REFINEMENTS. This exceptional property is truly one of a kind and not to be missed.

GROUND FLOOR
2666 sq.ft. (247.7 sq.m.) approx.



1ST FLOOR
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 2842 sq.ft. (264.0 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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