

# JOHN BRAY & SONS



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

The property: a spacious three bedroom apartment within the stunning historic Marine Court offering the most amazing uninterrupted sea views. The apartment features a total of three balconies and two bathrooms which is a rarity in the building. This iconic property is set in a conservation area and provides a concierge service at reception with an art deco style lift. The home benefits from three bedrooms, with two being generous doubles and one single bedroom. The master bedroom enjoys a southern aspect and has views of the sea with access to one of the three balconies. The second bedroom sits to the rear with rooftop views and built in wardrobes, whilst the further single bedroom overlooks the sea with access to another of the balconies. Benefitting from a large living room with exposed wooden floors and an enclosed balcony. There are two large spacious bathrooms, both with baths. The kitchen is located to the back of the apartment overlooking the roof tops of St. Leonard's. Being sold with no onward chain.

The location: set on the Marina with the beach across the road the property is ideally placed amongst bespoke shops and eateries and is within 0.5 miles of St Leonard's Warrior Square mainline train station and the vibrant scene around Norman Road and Kings Road.

£235,000

# 121 Marine Court

, St. Leonards-On-Sea, TN38 0DY



- Three bedrooms
- Two Bathrooms
- Central St Leonards location
- Uninterrupted Sea Views
- Lift In Block
- No Onwards Chain
- Three Balconies
- Spacious Apartment



Directions

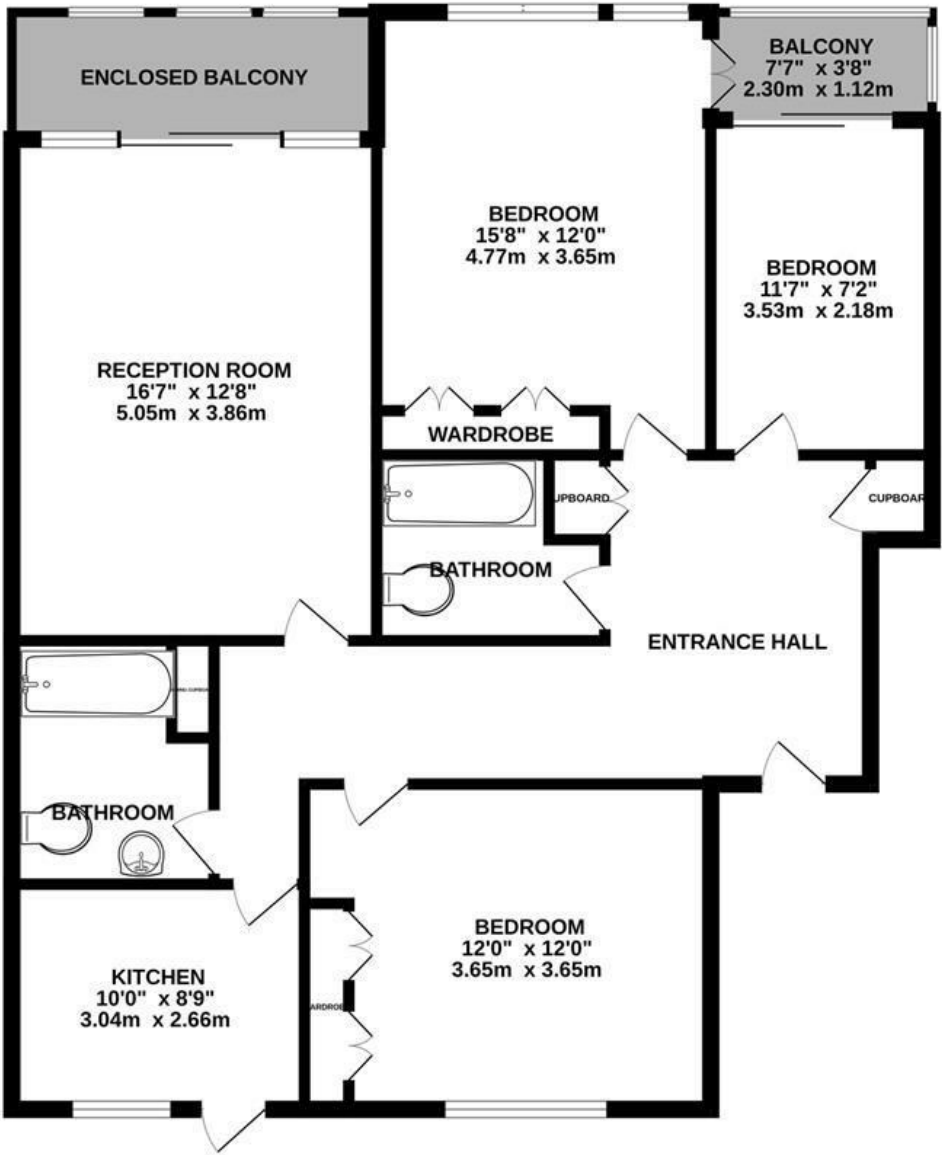






Floor Plan

GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		