



## 66 Marine Court, St. Leonards-On-Sea, TN38 0DW

Asking Price £89,500



This delightful FRONT FACING, SEA VIEW flat in Marine Court offers a unique blend of character and modern living. Built in 1932, the Grade II listed property boasts a rich history while providing all the comforts of contemporary life. This flat features a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests and direct sea views.

The iconic Marine Court is renowned for its stunning coastal views and proximity to local amenities, making it an ideal location for those seeking a vibrant community. Residents can enjoy leisurely strolls along the seafront, with a variety of shops, cafes, and restaurants just a stone's throw away.

This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a perfect balance of comfort and convenience. With its historical charm and prime location, this flat is a must-see for anyone looking to embrace the coastal lifestyle in St. Leonards-On-Sea. N.b. the Owner is currently renewing the lease and once extended it will have 170 years remaining.

- Sea Views
- Close to Local Amenities
- Built-in Wardrobes in Bedroom
- Lift Access
- Ground rent £100 a year
- Recently Extended Lease
- Situated At The Front Of The Building
- First Floor Flat
- Service Charge of £4,080 and £2,880 major work contributions a year
- Lease: 170 Years Remaining

