



Wyatt
Hughes
Residential Sales

Marine Court
St. Leonards-On-Sea, TN38 0DW
£210,000 Leasehold - Share of Freehold

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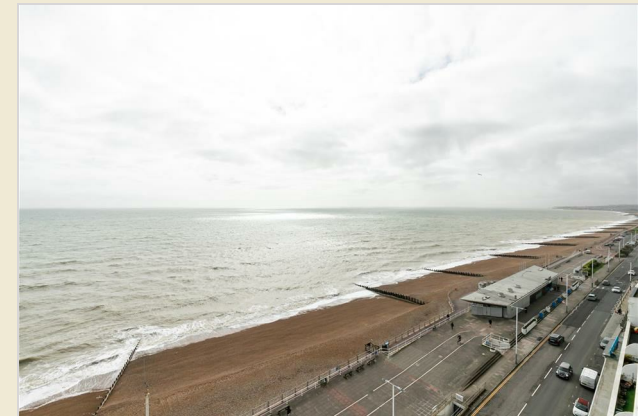
A 9th floor, two bedroom apartment in the iconic, Grade 2 listed Marine Court, situated directly on the Marina within the heart of the town, on the seafront and amongst a wide array of independent restaurants, bars, cafes and local shops all footsteps from your front door.

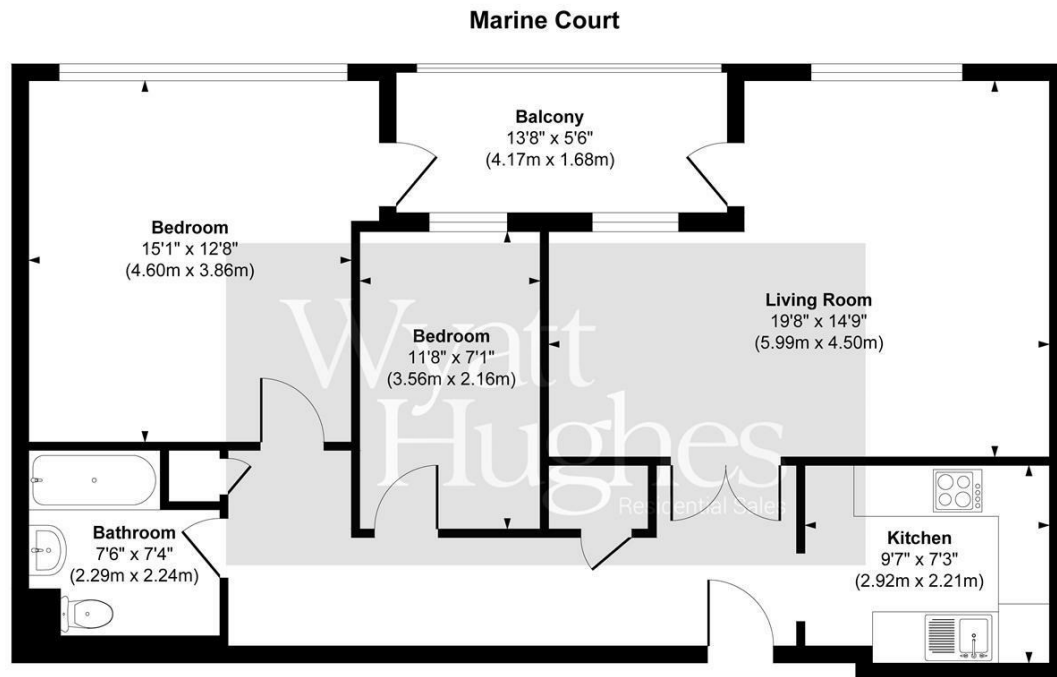
A communal entrance hallway with concierge service and stairs or passenger lift leading to the 9th floor. The apartment has a south facing 20ft living/dining room which enjoys an outlook to the sea. This leads to the centrepiece of this property, a private south facing enclosed balcony - an ideal area to entertain or just relax and enjoy the outstanding and far reaching sea views.

There are two good sized bedrooms, both facing the front again with sea views and one has access onto the balcony and the sea view. There is a modern fitted kitchen and fitted white bathroom suite.

The property will be sold with vacant possession and no onward chain. Held on the balance of a 999 year lease and with a share of the freehold, this is a rare opportunity to acquire a fine seafront apartment and a stunning coastal home.

- 808 sq ft
- 999 yr lease from 1972
- Block B
- Tax Band B
- EPC rating D
- Ground rent £20/year
- 9th Floor
- Grade 2 listed
- Service charge of £10,080 / year
- No onward chain

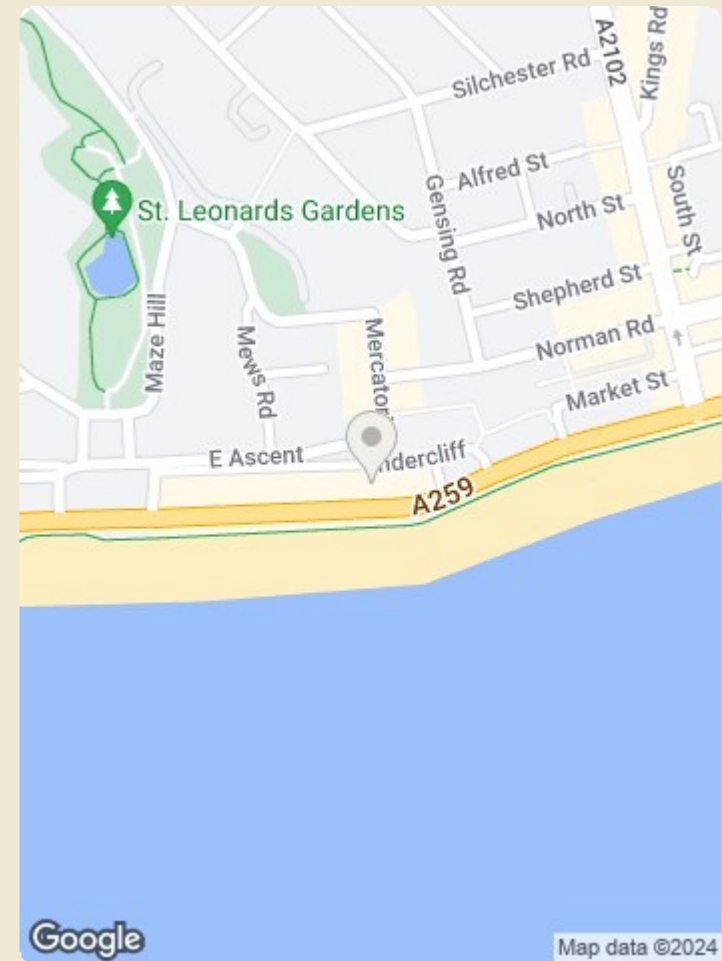




Floor Plan
Approximate Floor Area
808 sq. ft
(75.06 sq. m)

Approx. Gross Internal Floor Area 808 sq. ft / 75.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		57	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk



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