



**Marina**  
**St. Leonards-On-Sea, TN38 0BJ**  
**£315,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Marina, St. Leonards-On-Sea, TN38 0BJ

Welcome to this delightful two bedroom home set right on the popular Marina in St.Leonards.

This stylish and well decorated home is ideal for those searching for that coastal retreat, weekend bolt hole or first time home.

A good size living space with open plan kitchen boasts large windows for plenty of light through the day, electric fireplace and ample space for soft furnishings, along side the living space is the addition of the spacious hallway which is perfect for use as a 'dining hall' or as it is currently used as an extra space for guests.

The contemporary primary bedroom has been decorated in a moody green colour, which creates a relaxing space, offering double doors onto the rear garden and with the convenient addition of two large built in 'walk-in wardrobes'. The second double bedroom has plenty of space for storage with a dedicated area for a wardrobe.

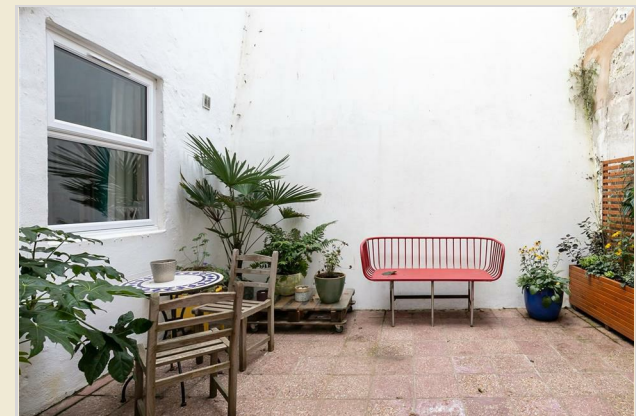
Wanting a coastal home with outside space? This apartment benefits from a front and rear garden, the rear being a good sized patio area with space for dining tables, benches, plant pots and shrubs. The front garden offers space for further dining tables, which is ideal for a coffee whilst catching the morning sun, there is also a storage area available-perfect for keeping bikes or your paddleboard.

Wanting to be close to the sea? The Marina offers the chance to be right on the water, whilst being within walking distance of the main St.Leonards hub, with its array of coffee houses, boutique shops and restaurants.

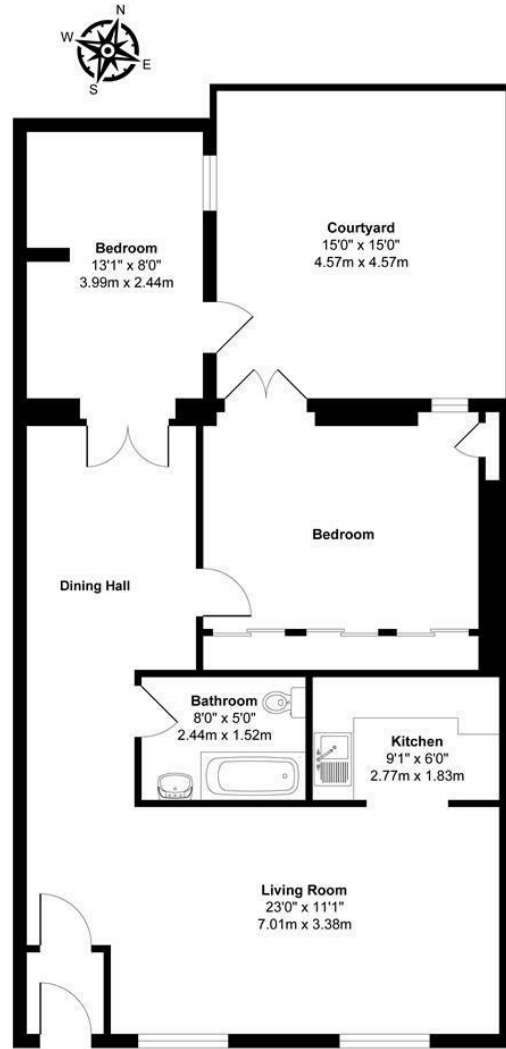
Keen to secure your seafront home? Contact local agent Wyatt Hughes today to book your showing.

PLEASE NOTE- The vendor of this property is employed by Wyatt Hughes.

- COUNCIL TAX A
- 999 YEAR LEASE FROM 1987
- TWO DOUBLE BEDROOMS
- SPACIOUS AND STYLISH THROUGHOUT
- EPC C
- £1,800PA SERVICE CHARGE
- FRONT GARDEN
- SHARE OF FREEHOLD
- £0 GROUND RENT
- REAR GARDEN

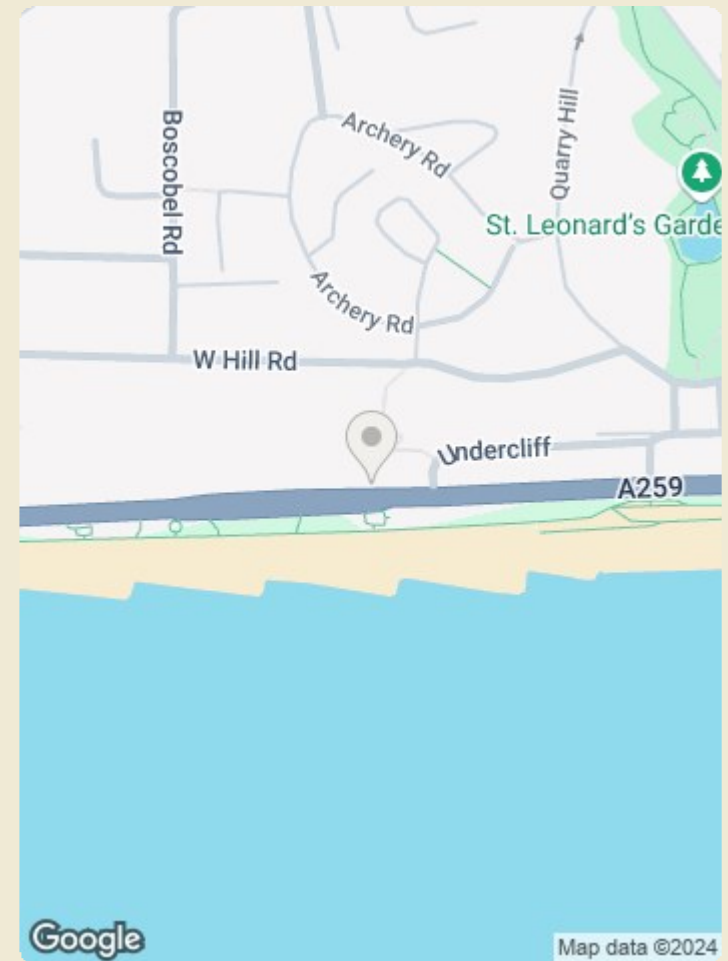


**Marina**  
Approximate Gross Internal Floor Area  
815 sq. ft / 75.71 sq. m



**Floor Plan**

Produced by Picpreview.co.uk



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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.

