



Marina  
St. Leonards-On-Sea, TN38 0BJ  
£325,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales



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

Set along the popular Marina in St Leonards, this stylish two-bedroom apartment offers a rare mix of coastal living, outdoor space, and well-presented interiors.

The open-plan living area is a bright and welcoming space, with large windows allowing in plenty of natural light. There's an electric feature fireplace, room for comfortable seating, and a modern fitted kitchen tucked neatly to one side. Just off the living room, a generous hallway provides flexible space – currently set up for guests but easily suited to use as a dining area or home office.

The main bedroom is finished in rich green tones, creating a calm and relaxing feel. It opens directly onto the rear courtyard garden and includes two generous walk-in wardrobe areas. The second bedroom is also a comfortable double, with a designated area for storage.

Outdoor space is a real bonus here. The rear garden is a private paved courtyard, ideal for a table and chairs, potted plants, BBQs and relaxed outdoor dining. At the front, there's a second garden space, perfect for a morning coffee or evening drink, plus a useful storage area ideal for bikes or paddleboards.

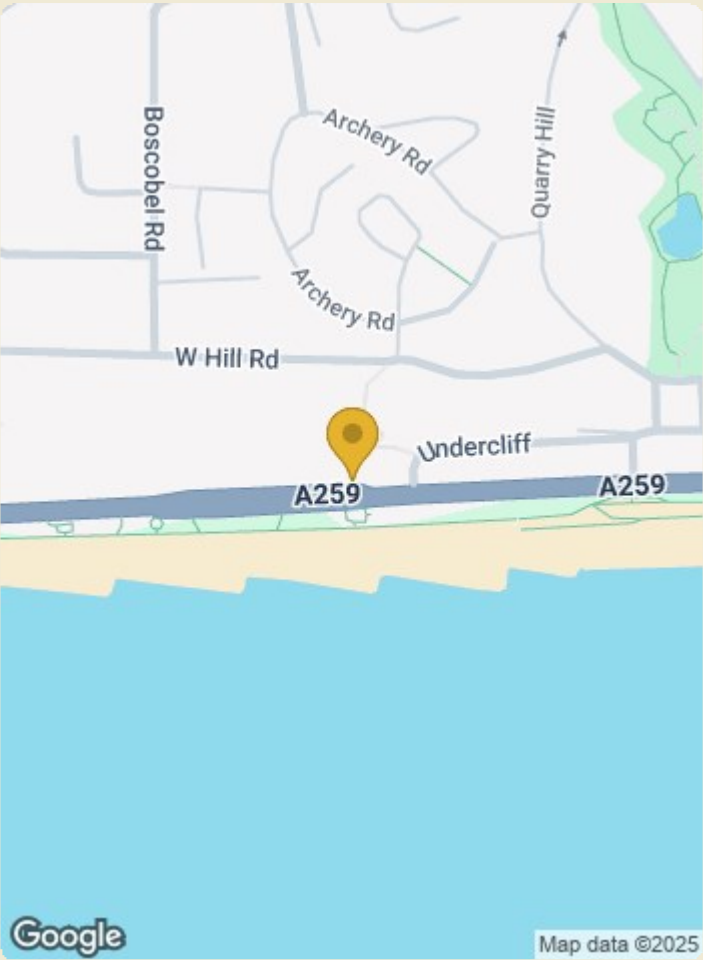
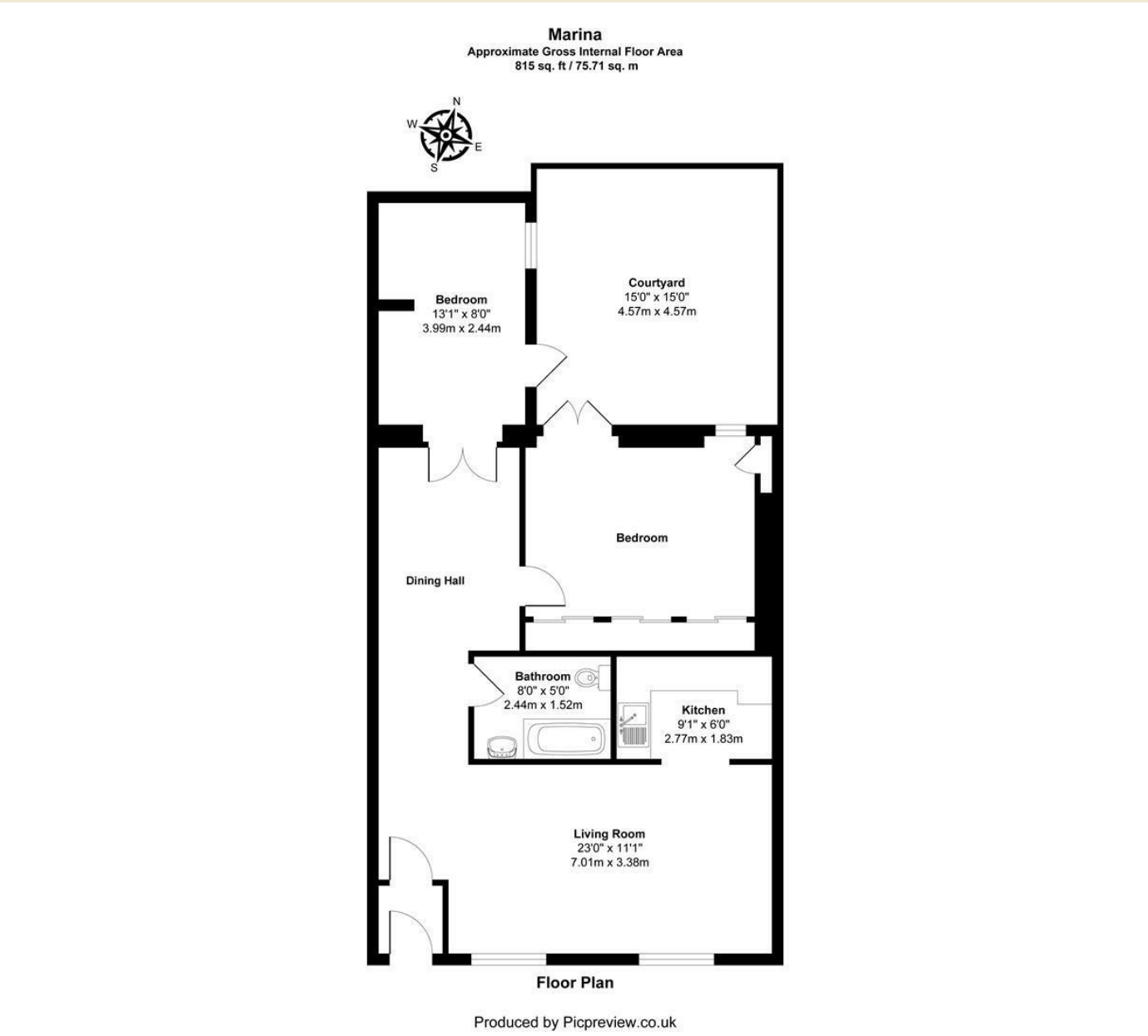
Situated directly on the seafront, this apartment is just a short walk from the heart of St Leonards with its mix of independent shops, cafés, and restaurants.

**\*\*Please note:\*\*** The vendor of this property is employed by Wyatt Hughes.  
To arrange a viewing, contact Wyatt Hughes today.



- COUNCIL TAX A
- EPC C
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 1987
- CLOSE TO SHOPS, RESTAURANTS AND TRANSPORT LINKS
- £1,800PA SERVICE CHARGE
- LOCATED DIRECTLY ON THE SEAFRONT IN ST LEONARDS
- TWO DOUBLE BEDROOMS
- PRIVATE FRONT GARDEN WITH STORAGE
- PRIVATE COURTYARD GARDEN
- SPACIOUS AND STYLISH THROUGHOUT





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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.



