



Marina
St Leonards-On-Sea, TN38 0BP
Guide price £425,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Marina, St Leonards-On-Sea, TN38 0BP

GUIDE PRICE £425,00-£450,000

Looking for a four-bedroom apartment with sea views and serious space?

This stylish split-level home along Marina in St Leonards delivers over 1,700 square feet, generous living areas, and period details, all in a brilliant central location.

Spread across two floors, this four-bedroom apartment offers a strong mix of character and space. From the front, the building holds the kind of stature that defines St Leonards’ seafront architecture, and inside, the home keeps pace with dark painted floors, high ceilings, and sharp styling throughout. The main living area is generous and calm, with detailed cornicing and large sash windows drawing in sea light. The kitchen is smart and understated, finished with dark cabinetry, white marble surfaces and a subway tile splashback, while a second reception gives the option of a formal 4th bedroom, extra living space, or large home office.

The bathroom continues the look, with dual sinks, painted timber wall panelling and matching dark paintwork, keeping things simple and consistent. The bedrooms, all good sizes, sit across the two levels, giving a real sense of flexibility for anyone needing privacy, quiet working space or guest accommodation.

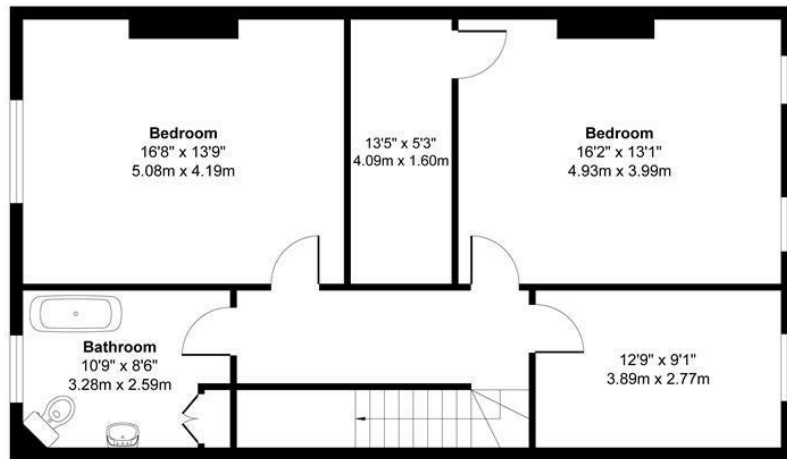
Located along the Marina, the apartment is close to local cafes, galleries and the seafront. The size and layout make it a great long-term option in a spot that mixes period charm with a growing creative energy.

- COUNCIL TAX A
 - £1,747 SERVICE CHARGE PA
 - OVER 1,700 SQ.FT OF ACCOMMODATION ACROSS TWO LEVELS
 - SEA VIEWS AND HIGH CEILINGS THROUGHOUT
 - LOCATED ALONG MARINA IN CENTRAL ST LEONARDS
- LEASEHOLD WITH 144 YEARS REMAINING ON THE LEASE
 - EPC C
 - FOUR BEDROOMS AND TWO BATHROOMS
 - STYLISHLY FINISHED WITH CONSISTENT DARK TONAL PALETTE
 - OFFERED CHAIN FREE

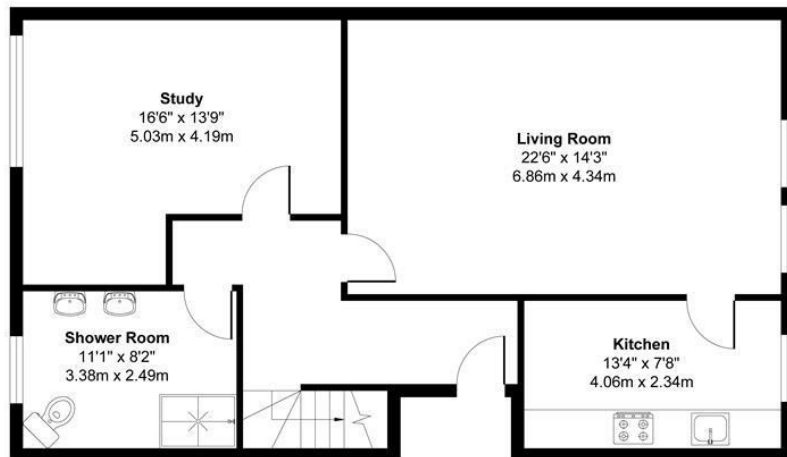


Marina

Approximate Gross Internal Floor Area
1727 sq. ft / 160.44 sq. m

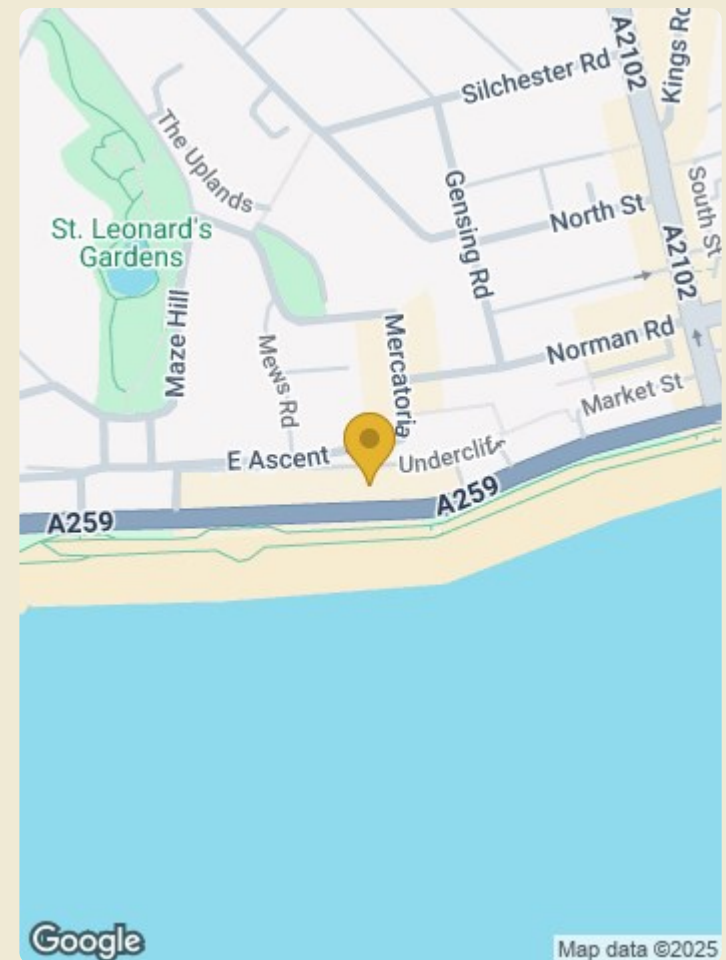


FIRST FLOOR



GROUND FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			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.

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