



Marina
St Leonards-On-Sea, East Sussex TN38 0BT
£250,000 Leasehold

Wyatt
Hughes
Residential Sales

Marina, St Leonards-On-Sea, East Sussex TN38 0BT

Looking for a sea-facing apartment in a central St Leonards location? This two-bedroom first floor flat on Marina has a balcony with coastal views, a well-finished interior and is set just moments from the beach and local cafés.

Positioned on the first floor of a period building along Marina in St Leonards, this two-bedroom apartment offers a mix of original character and a clean, modern finish. The building sits directly opposite the seafront, and from the balcony there are clear views across the road to the sea, giving the living space a strong connection to its coastal setting.

Inside, the open plan kitchen and living room brings everything together in one space. There's room for a sofa, dining table and a functional kitchen layout, all set against high ceilings and a large sash window that lets in plenty of natural light. The porthole-style window in the kitchen adds a distinctive touch, offering a framed view of the coastline and bringing in additional light.

Both bedrooms are well-sized and finished in a neutral style, with the overall presentation throughout the flat kept smart and straightforward. There's no unnecessary styling, just a calm and tidy feel that makes it easy to imagine living in. The bathroom is neatly fitted and in good condition, with a simple layout that works well.

Being on Marina puts the apartment in a well-known part of St Leonards, within walking distance to local cafés, independent shops, galleries and the station. The sea is just across the road, and there's a long promenade for walking or cycling along the coast.

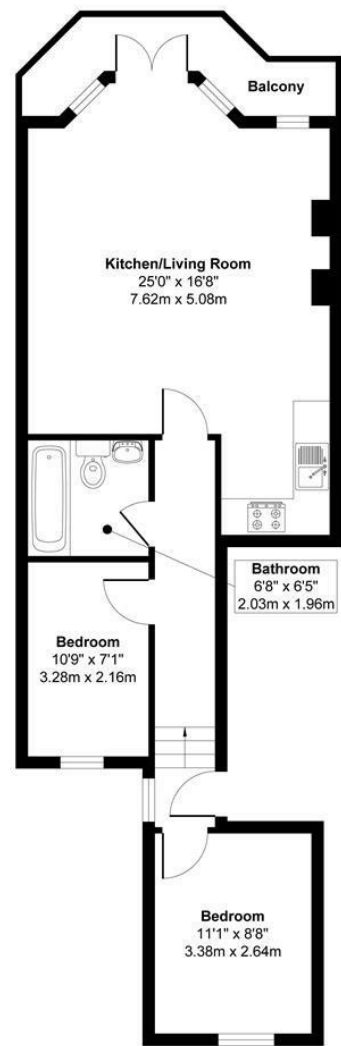
This apartment suits anyone looking for a well-positioned home or second property close to the sea, with everything presented in good order and ready to go.

- EPC C
- SERVICE CHARGE £1800PA WITH A GROUND RENT OF £150
- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN AND LIVING SPACE
- WELL PRESENTED THROUGHOUT
- LEASEHOLD WITH 125 YEAR LEASE FROM 2011
- COUNCIL TAX A
- BALCONY WITH DIRECT SEA VIEWS
- LOCATED ON MARINA CLOSE TO SHOPS AND STATION
- CHAIN FREE



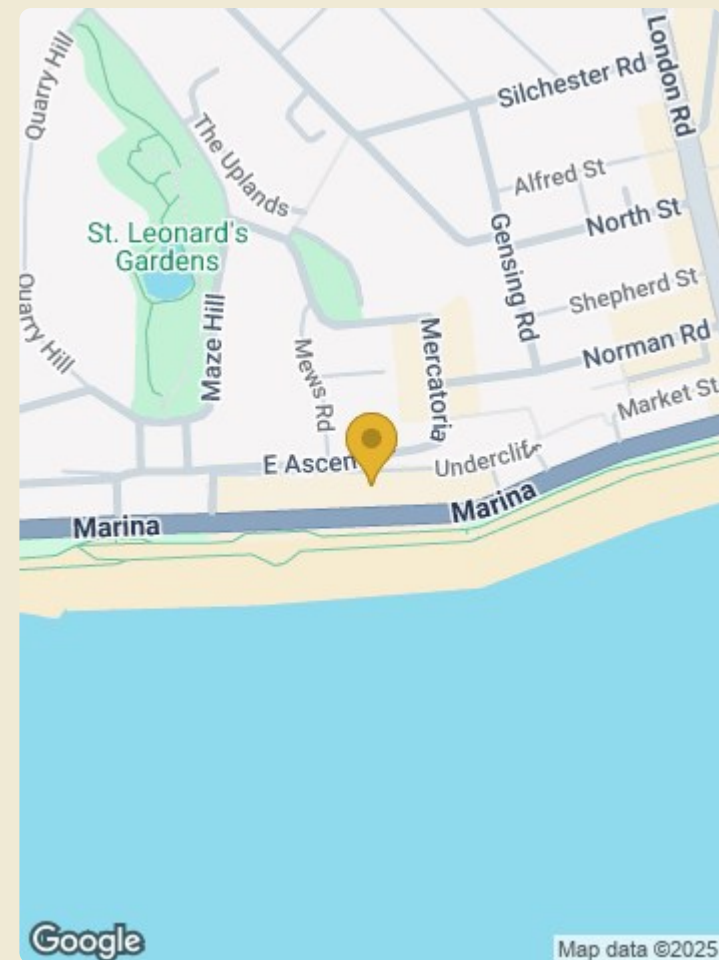
Marina

Approximate Gross Internal Floor Area
630 sq. ft / 58.52 sq. m



FIRST 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	EU Directive 2002/91/EC		England & Wales	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

