



Marina
St. Leonards-On-Sea, TN38 0BT
£275,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Marina, St. Leonards-On-Sea, TN38 0BT

Positioned directly along the seafront, this beautifully presented one-bedroom first-floor apartment on Marina in St Leonards-on-Sea offers a perfect combination of period character, coastal views and stylish modern living.

The property enjoys an enviable position just moments from the beach, promenade and the vibrant cafés, galleries and restaurants that make St Leonards such a desirable coastal destination. Inside, the apartment has been finished to a high standard throughout, offering elegant proportions, tall ceilings and large sash windows that fill the space with natural light.

The accommodation comprises a bright open-plan living space with a private balcony framing stunning sea views, providing the perfect spot to enjoy morning coffee or evening sunsets. A smart fitted kitchen is seamlessly integrated within the living area, creating a sociable and contemporary space. The double bedroom is spacious and peaceful, while the modern shower room is finished with stylish fittings and neutral tones.

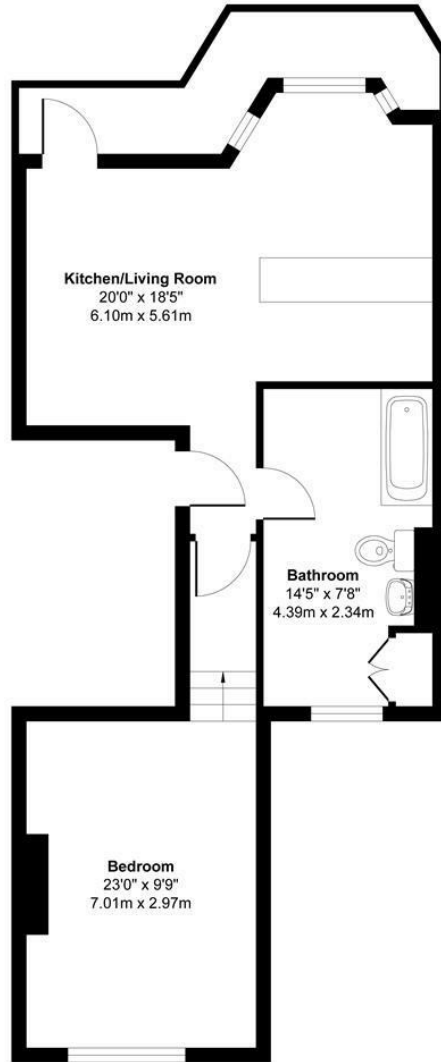
Presented in excellent decorative order, this apartment is ready to move straight into and would make a superb main residence, weekend retreat or investment opportunity.

Located just a short walk from the seafront, local independent shops and galleries, this property encapsulates the very best of St Leonards living: bright, stylish and right by the sea.

- EPC C
- FIRST FLOOR APARTMENT WITH BALCONY
- £100 GROUND RENT PA
- ONE BEDROOM APARTMENT WITH STUNNING SEA VIEWS
- POPULAR MARINA POSITION CLOSE TO BEACH AND SHOPS
- COUNCIL TAX BAND A
- 99 YEAR LEASE FROM 2004 AT PRESENT -(SELLER WILL RENEW AS PART OF SALE)
- £1,594.00 SERVICE CHARGE PA
- WELL PRESENTED THROUGHOUT
- PRIVATE BALCONY



Approximate Gross Internal Floor Area
536 sq. ft / 49.79 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating

Rating	Energy consumption (kWh/m²/yr)	Current	Potential
A	92 (plus)		
B	81 (41)		
C	69 (50)		
D	55 (48)		
E	39 (54)		
F	24 (39)		
G	15 (24)		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Current: 69, Potential: 76

Environmental Impact (CO₂) Rating

Rating	CO ₂ emissions (kg/m²/yr)	Current	Potential
A	92 (plus)		
B	81 (41)		
C	69 (50)		
D	55 (48)		
E	39 (54)		
F	24 (39)		
G	15 (20)		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

www.wyatthughes.co.uk

