



Marina, St Leonards on Sea, TN38 0DP
£1,195 Per Calendar Month



**Oliver
& Bailey**

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Stairs leading to hallway

Living Room

16'3" x 10'4" (4.96m x 3.15m)

Kitchen

7'5" x 9'11" (2.27m x 3.04m)

Bedroom one

7'4" x 14'1" (2.24m x 4.31m)

Bathroom

4'4" x 8'9" (1.34m x 2.67m)

Stairs leading to bedroom two

13'10" x 16'0" (4.22m x 4.89m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 1st December 2025

Oliver & Bailey

FAR REACHING VIEWS ACROSS THE ENGLISH CHANNEL... Call Georgia or Robyn at Oliver & Bailey to view this two bedroom top floor maisonette. Located directly on Hastings/ St Leonards sea front promenade the property is walking distance to Warrior Square Train Station with direct lines to Charing Cross, London Victoria and Cannon Street, a commuter's dream. Local amenities are also on the door step which offer numerous restaurants, independent shops and cafés.

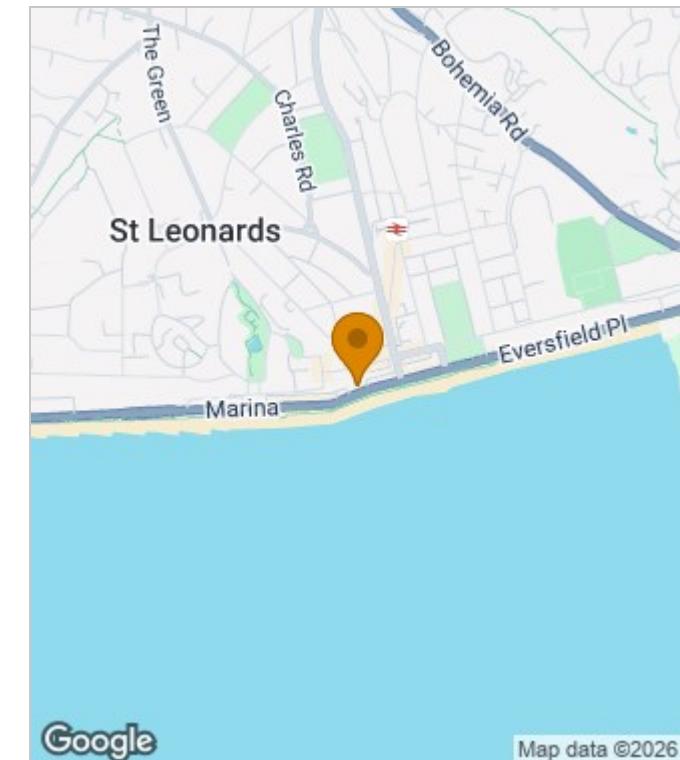
The property is neutrally decorated throughout, accommodation is arranged over two floors and comprises, spacious living area with open plan kitchen, good sized bedroom and bathroom with shower over bath. Stair lead to the master bedroom with has built in wardrobes and en-suite shower area.

Further benefits to the property are gas central heating, double glazing and far reaching views across the English Channel.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		59
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	○

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	○

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