



Marine Court, St. Leonards-On-Sea TN38 0DZ

welcome to

Marine Court, St. Leonards-On-Sea

****GUIDE PRICE £50,000-£60,000**** Fox & Sons bring to the market this ONE BEDROOM FIRST FLOOR FLAT set within the iconic, GRADE II LISTED Marine Court building. found on St. Leonards Promenade. The property is close by to trendy restaurants, local shops and the beach.



Hallway

Access via private front door into hall way with telephone entry system.

Bedroom One

17' 3" x 10' 11" (5.26m x 3.33m)

Double glazed window to the rear aspect and electric storage heater.

Bathroom

Fitted with a matching white suite comprising of a panelled bath, wash hand basin, towel rail, tiled flooring, low level wc, and an obscured window to the rear aspect.

Kitchen

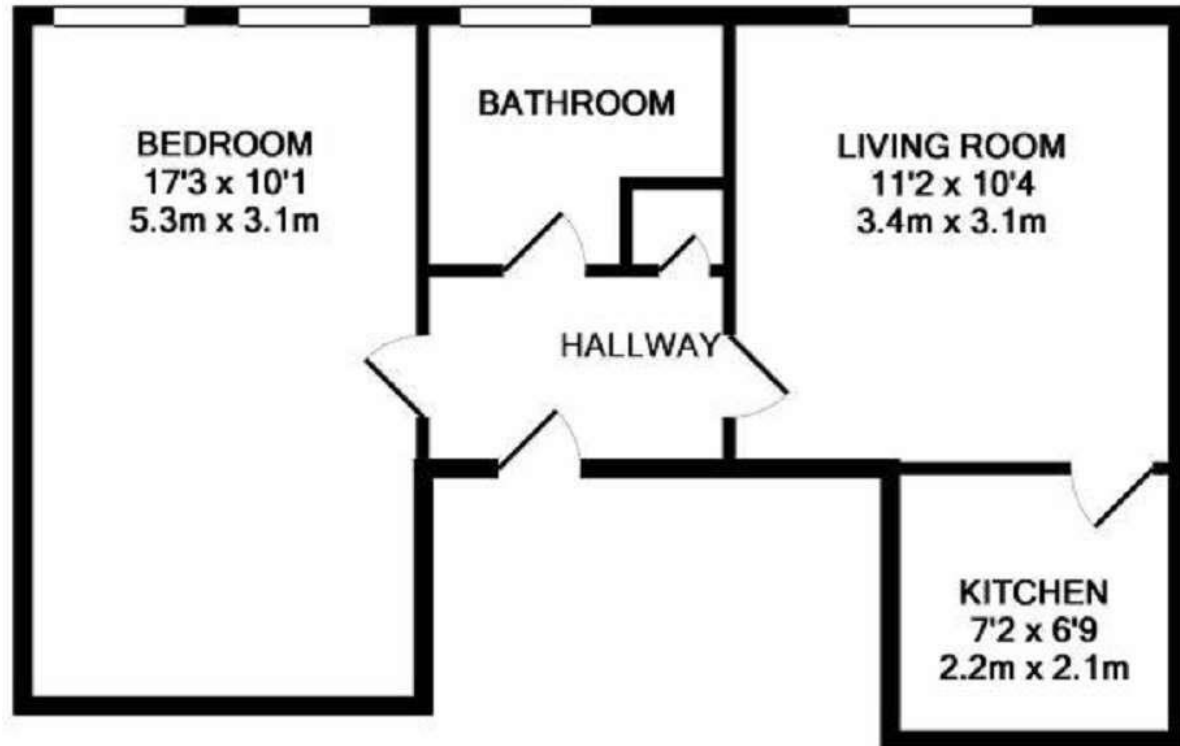
7' 1" x 6' 10" (2.16m x 2.08m)

Small range of matching wall and base units incorporating a stainless steel sink and drainer unit, inset four ring electric hob with oven below, space and plumbing for washing machine, tiled flooring and tiled splash backs.

Living Room

11' 3" x 10' 4" (3.43m x 3.15m)

Electric storage heater, space for dining table and window to the rear aspect.



TOTAL APPROX. FLOOR AREA 430 SQ.FT. (40.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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welcome to

Marine Court, St. Leonards-On-Sea

- PURPOSE BUILT, FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- FITTED KITCHEN & BATHROOM
- LIFT ACCESS TO ALL FLOORS
- EASY ACCESS TO THE BEACH FRONT

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk