



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

**welcome to**

**Marine Court, St. Leonards-On-Sea**

**\*\*GUIDE PRICE £40,000-£50,000\*\*** 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.



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## 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

**£40,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121672 - 0005

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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.



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