



**Marina, St. Leonards-On-Sea TN38 0BJ**

**welcome to**

## **Marina, St. Leonards-On-Sea**

A beautifully positioned two-bedroom hall floor flat boasting uninterrupted sea views and an enviable seafront location. The apartment boasts the two bedrooms, modern fitted kitchen and bathroom, a large living room and sold with a share of freehold.





## Entrance Hall

## Kitchen / Living Room

15' 5" x 19' 8" ( 4.70m x 5.99m )

## Bedroom One

9' 2" x 13' 5" ( 2.79m x 4.09m )

## Bedroom Two

8' 2" x 9' 10" ( 2.49m x 3.00m )

## Bathroom

Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Marina, St. Leonards-On-Sea

- TWO BEDROOM
- HALL FLOOR FLAT
- SHARE OF FREEHOLD AND LENGTHY LEASE
- MODERN FITTED KITCHEN & BATHROOM
- LARGE BRIGHT LIVING ROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £275,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS122902](https://fox-and-sons.co.uk/Property/HAS122902)



Property Ref:  
HAS122902 - 0003

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