









182, Marine Court, St. Leonards-On-Sea, TN38 0DN

A STYLISH ONE BEDROOM APARTMENT with BALCONY situated at the rear **BALCONY** of this ICONIC BUILDING on St Leonards seafront benefitting from LIFT ACCESS.

The apartment boasts BEAUTIFULLY PRESENTED ACCOMODATION comprising an entrance hallway, lounge, MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM and a bathroom suite. To the rear is a BALCONY ideal for seating and entertaining with a PARTIAL VIEW of the SEA and Hastings Fast Hill

Located in a highly sought-after and central position on St Leonards seafront, within easy reach of central St Leonards with its range of boutique shops, bars, restaurants and Warrior Square with its mainline railway station.

Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stair or lift access to the sixth floor, private front door to:

ENTRANCE HALLWAY

Wall mounted telephone entry system, doorway to:

KITCHEN

9'4 x 6'7 (2.84m x 2.01m)

Modern and fitted with a range of eye and base level units with worksurfaces. electric hob with extractor above and oven below, integrated washing machine, double glazed window and door to rear aspect. Open plan to:

LOUNGE

12'4 x 9'6 (3.76m x 2.90m)

Bright open living space with double glazed window to rear aspect.

BEDROOM

11'11 x 11'8 (3.63m x 3.56m)

Double glazed window to rear aspect, storage cupboards.

BATHROOM

Modern fitted suite comprising a P shaped panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin, part tiled walls, inset ceiling spotlights.

Accessed from the kitchen and facing the rear aspect, enjoying a pleasant outlook and partial sea view.

TENURE

We have been advised of the following:

Lease: 81 years.

Maintenance: £4700 per 6 month approx includes building insurance and hot

water

Ground Rent: £100 per annum

Council Tax Band: A









Web: www.pcmestateagents.co.uk

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Energy Efficiency Rating

Very energy efficient - lower curring costs

(02 plus) A

(01-91) B

(09-40) C

(35-46) D

(39-54) E

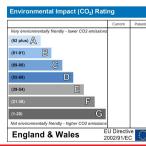
(21-38) F

(39-54) C

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



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