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**96b Marina, St. Leonards-On-Sea, TN38 0BL  
Guide Price £300,000**



**\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*** Nestled in the charming Marina area of St. Leonards-On-Sea, this delightful 2/3 bedroom lower ground apartment is a true gem waiting to be discovered. The property boasts a perfect blend of modern comfort and traditional charm, offering a cosy and inviting atmosphere for its future owners. Located in a sought-after seafront location, this house provides easy access to the beach, where you can enjoy leisurely strolls along the seafront or indulge in the vibrant local cafes and restaurants. The interior of the apartment is thoughtfully designed, with two well-appointed bedrooms that provide a peaceful retreat after a long day. The living spaces are bright and airy, creating a welcoming environment for relaxing or entertaining guests. A modern kitchen for your everyday needs, a bathroom suite with a separate shower, a large living room with access to the private courtyard and a third bedroom/office. The apartment benefits from a share of freehold and the remainder of a 999 year lease. Whether you are looking for a permanent residence or a holiday home by the sea, this property offers a fantastic opportunity to embrace the coastal lifestyle. Don't miss out on the chance to make this charming apartment your own and experience the best of St. Leonards-On-Sea living.







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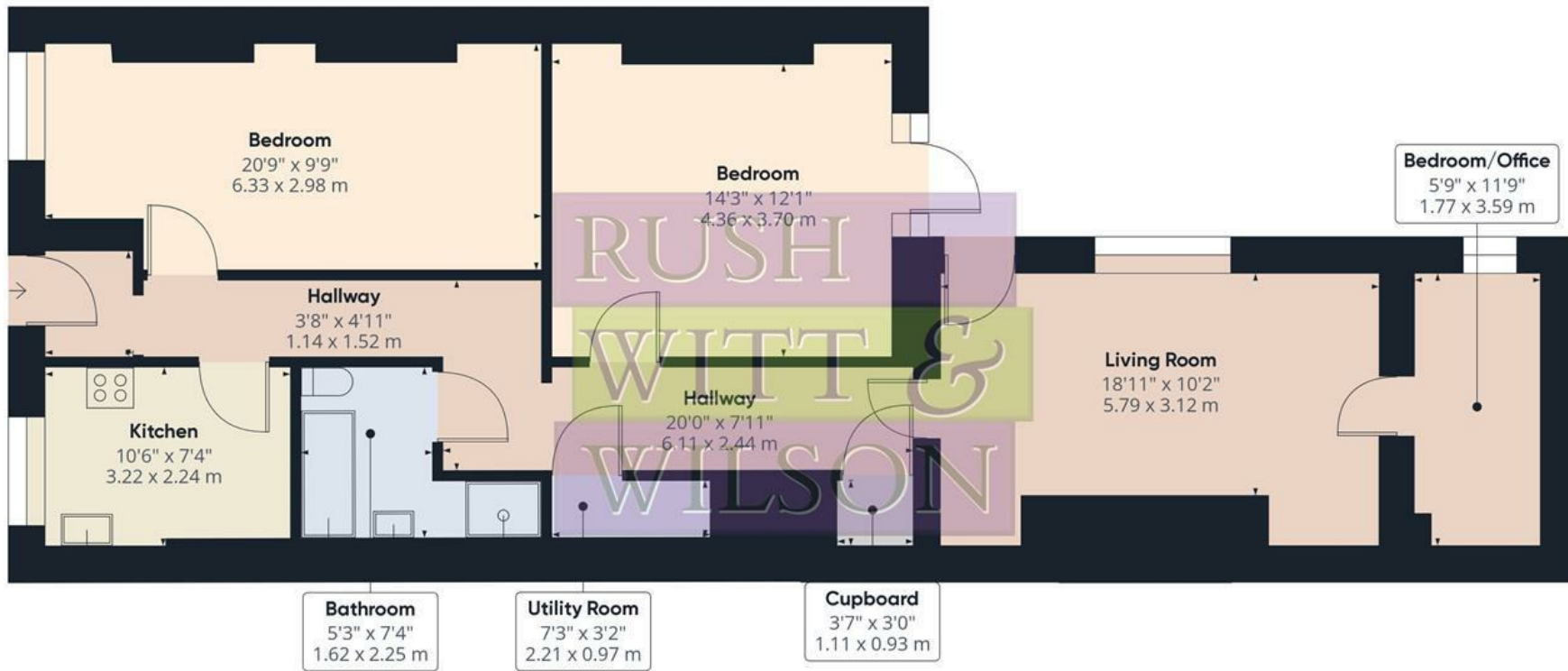
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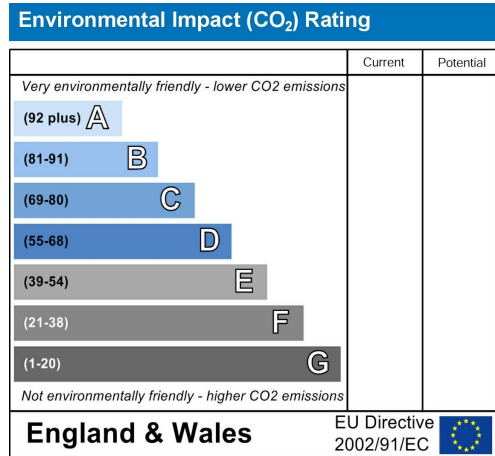
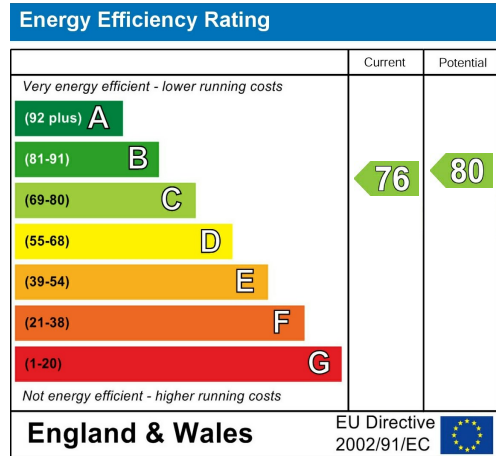
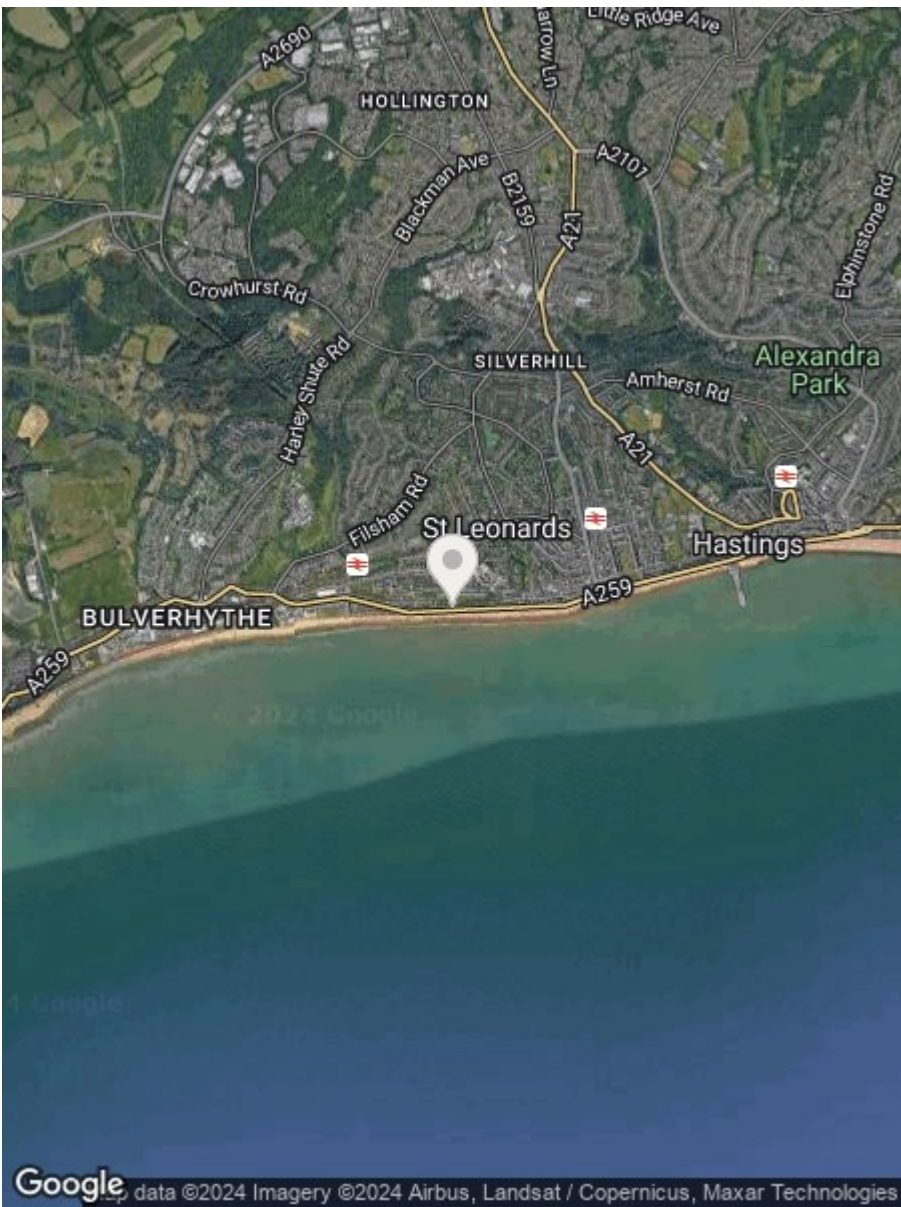
**Approximate total area<sup>(1)</sup>**  
1004.95 ft<sup>2</sup>  
93.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





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**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**