

**RUSH
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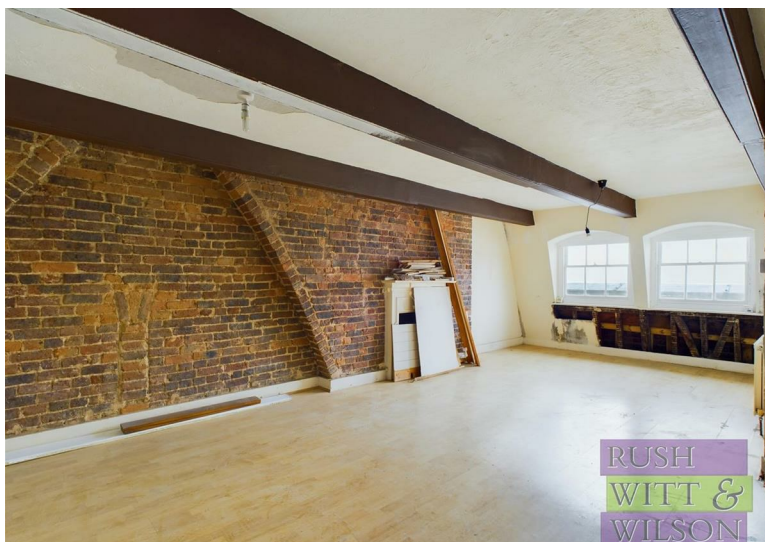


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**Top Flat (Flat 5) , 92 Marina, St. Leonards-On-Sea, East Sussex TN38 0BL
£170,000**

****LOOKING FOR A PROJECT?*** Look no further than this **TOP FLOOR MAISONETTE** located along the Marina of St Leonards. This property with imagination offers the perfect canvas to transform into a fantastic **SEASIDE ABODE**. Offered to the market with **NO ONWARD CHAIN** and a long lease is this **TWO BEDROOM** top floor apartment with **DIRECT SEA VIEWS**. The open plan living room/diner offers a fabulous space to entertain and has two bedrooms located adjacent. There is a staircase to the upper storage area. If you are looking for a seafront project then please do get in touch to arrange your viewing.

This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.

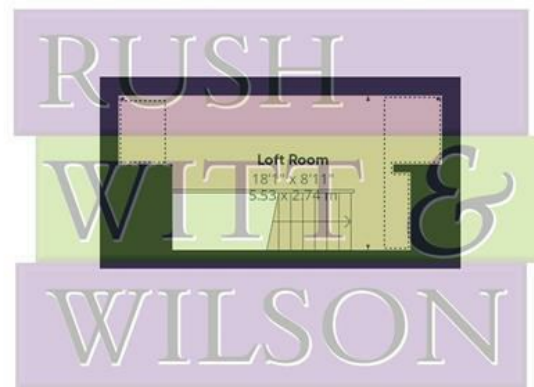








Floor 0



Floor 1

Approximate total area⁽¹⁾

888.04 ft²
82.5 m²

Reduced headroom

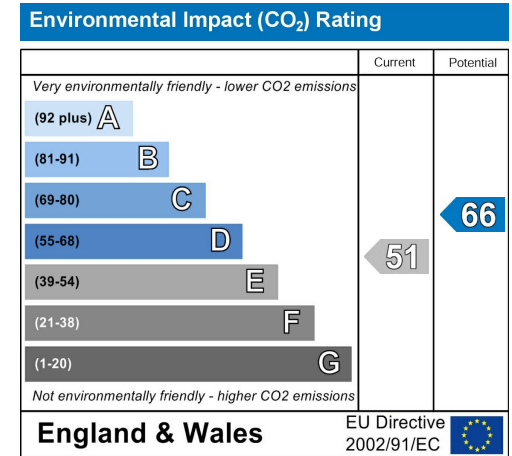
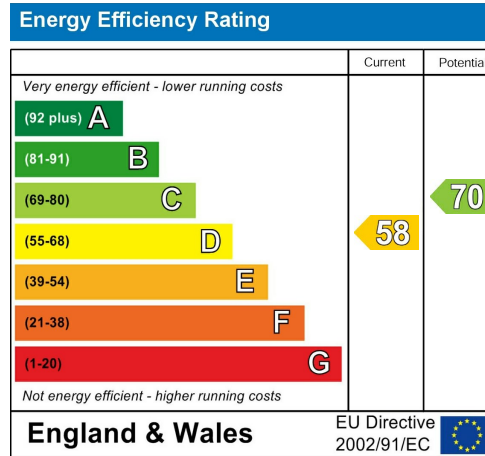
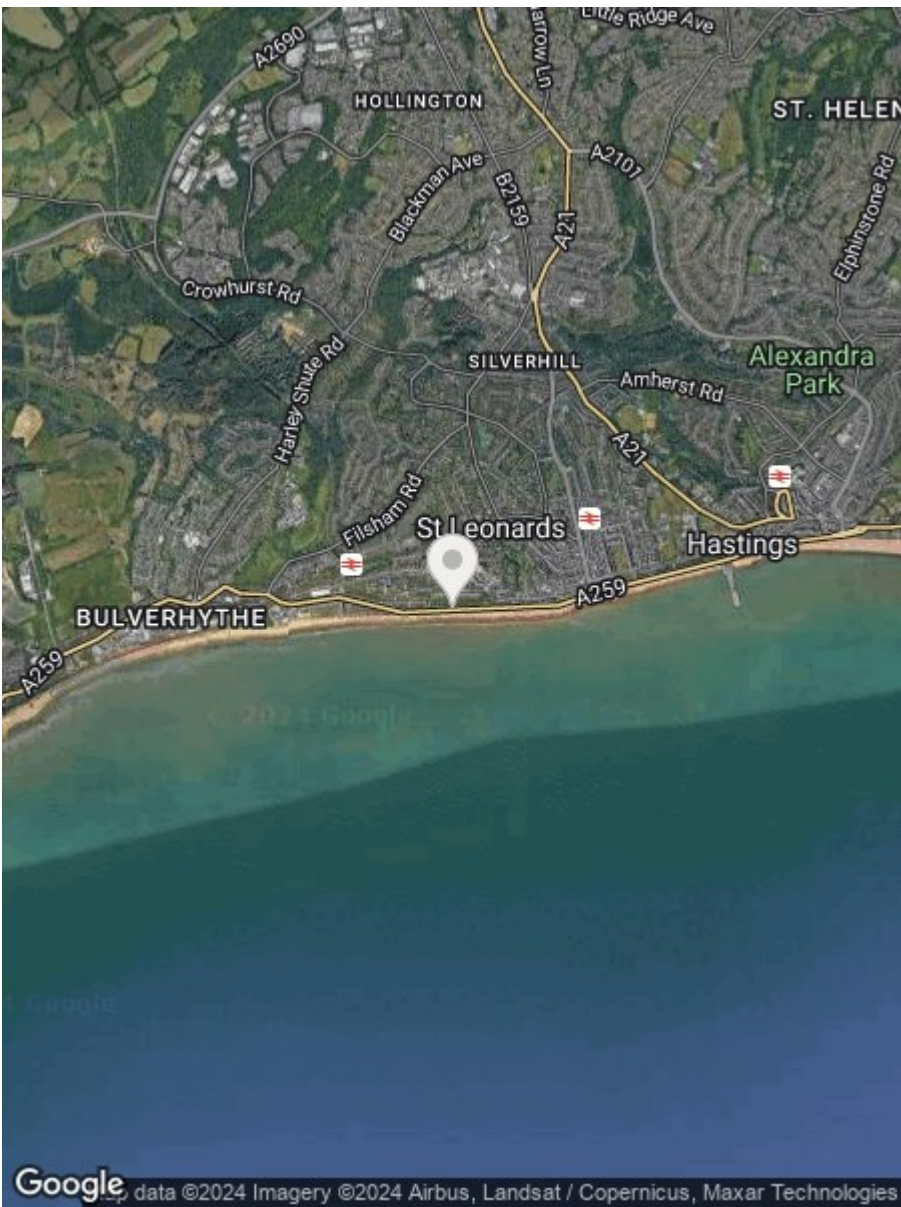
72.02 ft²
6.69 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



**RUSH
WITT &
WILSON**

**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**