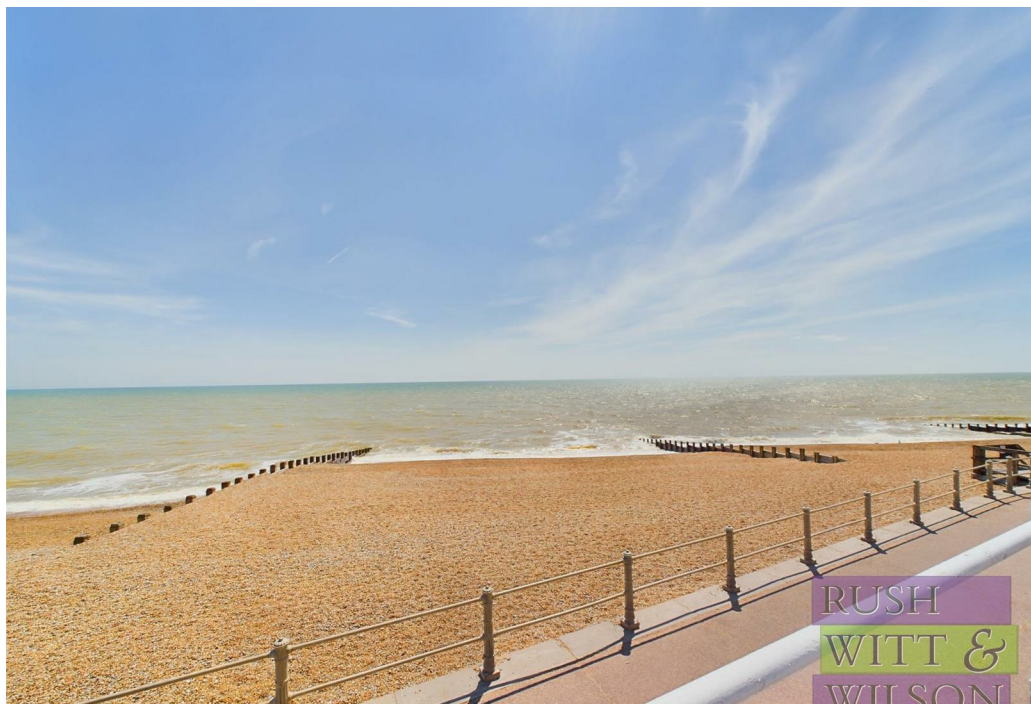
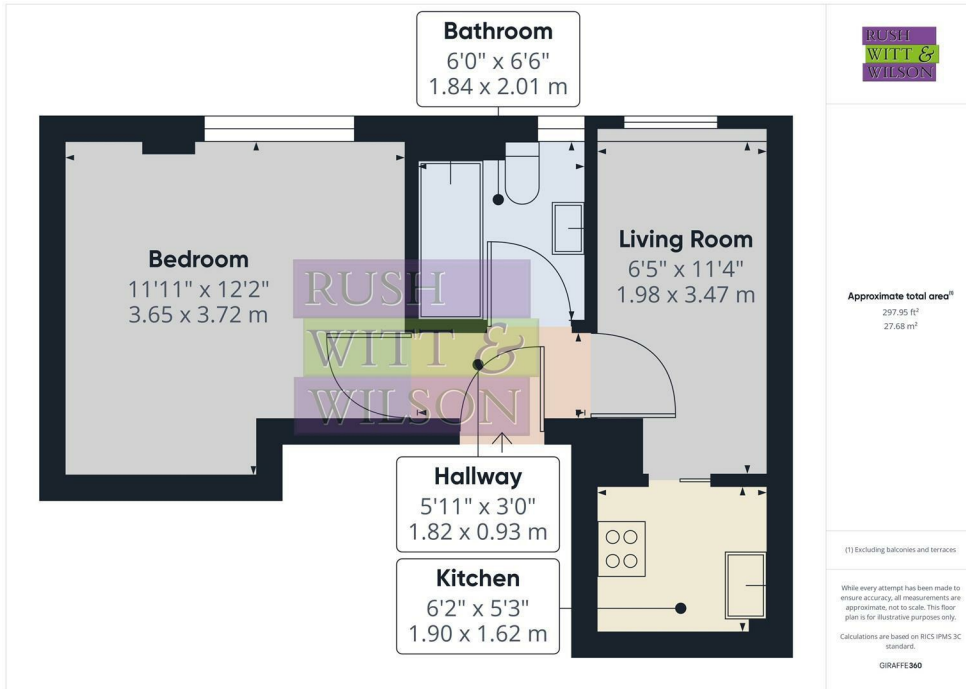




28 Marine Court, St. Leonards-On-Sea, TN38 0DN Guide Price £45,000

Nestled in the historic Marine Court in St. Leonards-On-Sea, this charming one-bedroom flat is a true gem waiting to be discovered. Situated in a Grade II listed building within a conservation area, this property exudes elegance and character. As you step into this purpose-built flat, you are greeted by a reception area that offers a concierge service. The living room is a bright and inviting space, with a rear aspect that fills the room with natural light. Connected to the living room is a well-equipped kitchen, complete with ample storage space for all your culinary needs. The bedroom is generously proportioned, providing a comfortable sanctuary for relaxation. The stylish bathroom boasts both a bath and a shower over, catering to your preference for a quick refresh or a long soak after a day by the seaside. Offered with a long lease and no onward chain, this property is ready for you to make it your own coastal retreat. Whether you are looking for a weekend getaway or a permanent seaside abode, this fantastic flat ticks all the boxes.

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 4.2% 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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