

**RUSH  
WITT &  
WILSON**



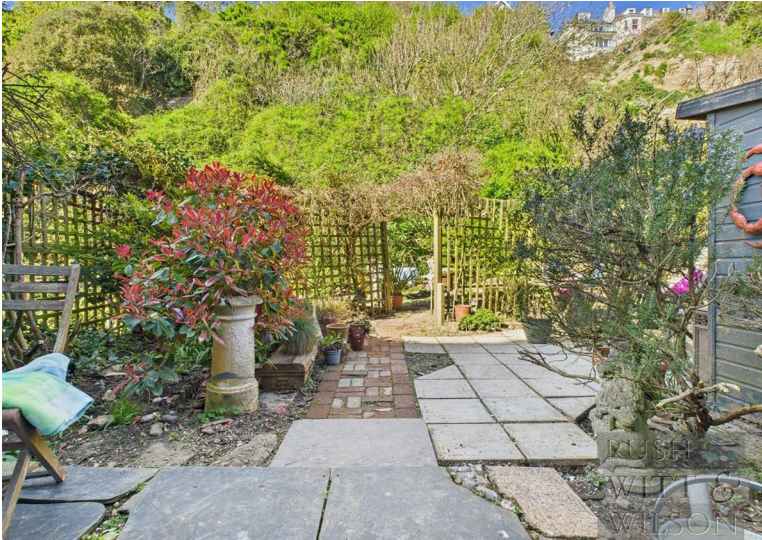
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**Flat 2, 101 Marina, St. Leonards-On-Sea, TN38 0BP**  
**Guide Price £165,000 - £185,000**



**\*\* GUIDE PRICE - £165,000 - £185,000 \*\***

Nestled in the charming area of Marina, St. Leonards-On-Sea, this delightful one bedroom flat conversion offers a unique coastal living experience. This rear-facing apartment boasts its own private garden, providing a serene outdoor space to enjoy the fresh sea air. The property features a well-appointed reception room that flows through to the kitchen area that invites natural light, creating a warm and welcoming atmosphere. The modern bathroom suite is designed with contemporary finishes, ensuring comfort and convenience. The flat is in good condition throughout, making it an ideal choice for those seeking a move-in ready home. As a one bedroom maisonette, this property is perfect for individuals or couples looking for a peaceful retreat by the coast. The added benefit of being chain free simplifies the buying process, allowing for a smoother transition into your new home. With its prime location near the coast, this apartment not only offers a comfortable living space but also the opportunity to enjoy the beautiful surroundings of St. Leonards-On-Sea. Whether you are looking to relax in your private garden or explore the nearby seaside, this property is a wonderful choice for coastal living.















Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

427.22 ft<sup>2</sup>

39.69 m<sup>2</sup>

**Reduced headroom**

9.69 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

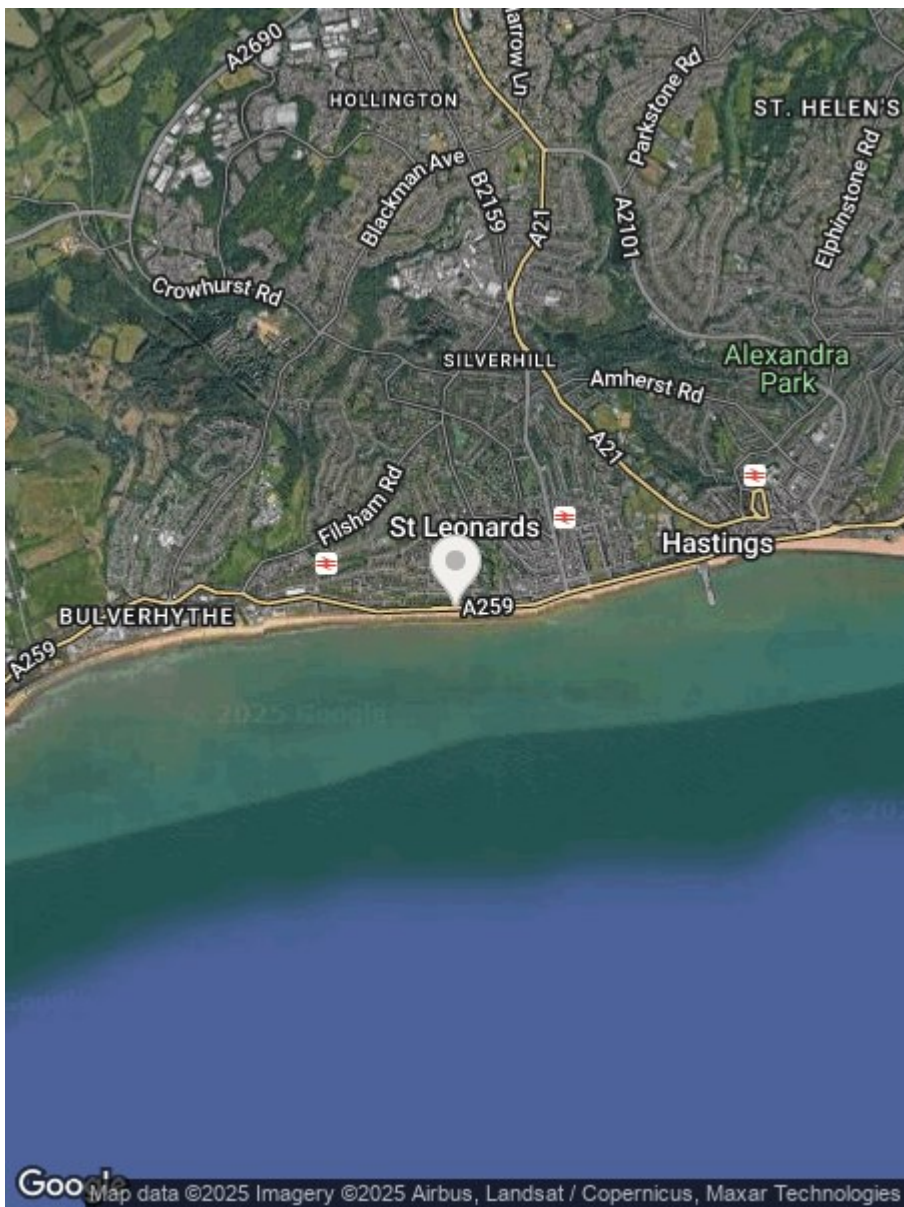
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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