

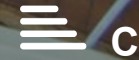
JOHN BRAY & SONS



70 Marine Court

, St. Leonards-On-Sea, TN38 0DW

Offers In Excess Of £95,000



70 Marine Court

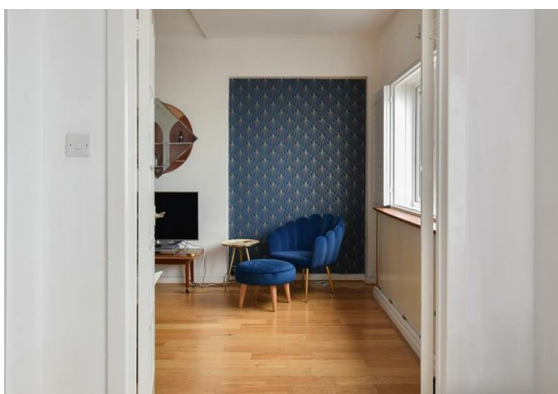
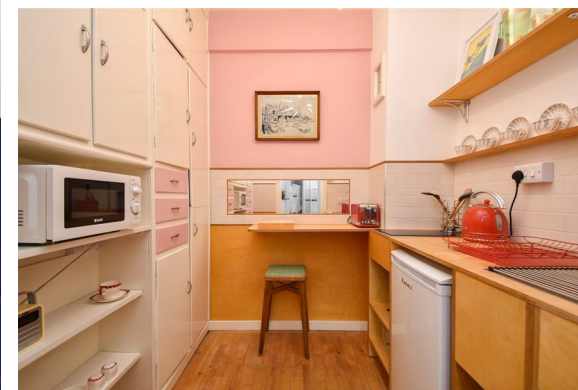
, St. Leonards-On-Sea, TN38 0DW

The Property: set in an unrivalled seafront location is this simply stunning one bedroom apartment within the historic St. Leonards landmark Marine Court, positioned adjacent to the beach with impressive views.

This iconic Grade II listed building is set in a conservation area and provides a concierge service at reception with an art deco style lift taking you to the second floor where the property is located. This well presented one bedroom apartment here enjoys a bright living room which provides plenty of space for a full dining table and features a Southerly facing window framing beautiful sea views with double doors leading through to the well proportioned bedroom. The separate kitchen is fitted with traditional units to offer ample storage and worktop space and there is also a stylish shower room. Being sold with no onward chain, this fantastic property would make the perfect seaside retreat and is not to be missed.

The Location: Set on the Marina with the beach across the road, where there is a local sailing club. The property is ideally placed amongst independent shops, eateries and galleries, enjoying the vibrant scene around Norman Road and Kings Road. Within 0.5 miles of St Leonards Warrior Square mainline train station with direct connections to London and Brighton.

- Share of freehold
- Lease length: 948 years
- Service charge: £6,900.00 per annum.

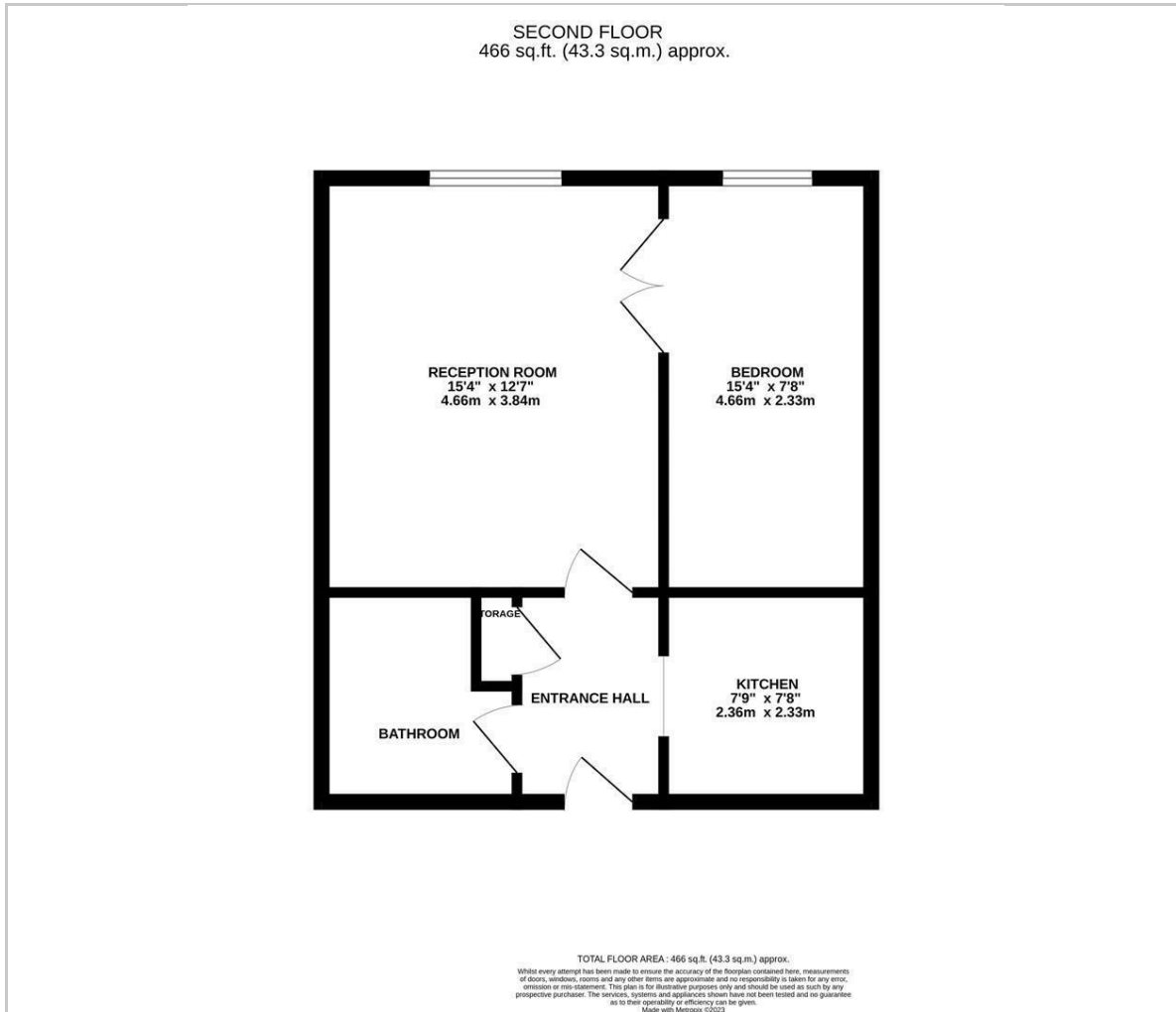




Service charges are twice yearly, £3450.00 payable in December and June, hot water is supplied within the service charge.

- Council Tax Band: A
- Energy Efficiency Rating: C

Floor Plan



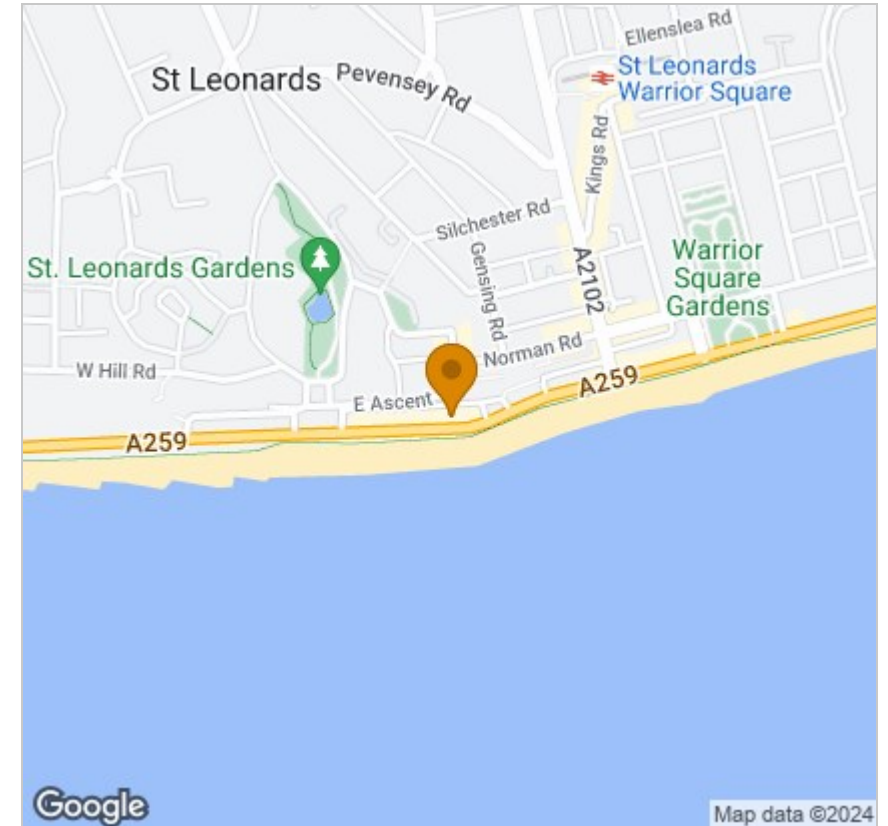
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

