



Marine Court
St. Leonards-On-Sea, East Sussex TN38 0DZ
£170,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Marine Court, St. Leonards-On-Sea, East Sussex TN38 0DZ

Looking for a spacious seafront apartment in one of St Leonards' most iconic buildings? This two-bedroom flat in Marine Court offers sea views, 1930s character, a modern bathroom, and a well-kept interior in a central location.

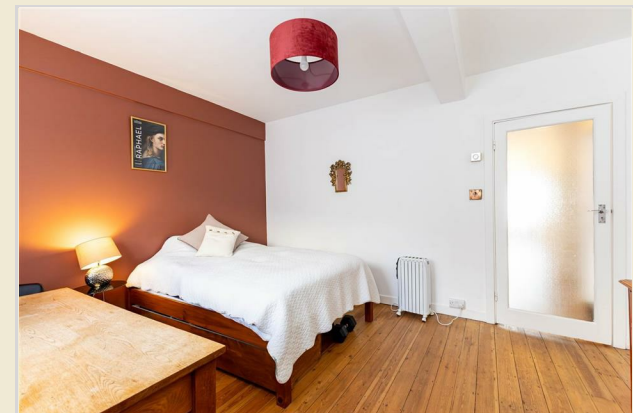
Situated on the first floor of the Marine Court building on the seafront in St Leonards, this spacious and bright two-bedroom apartment offers direct views out across the sea and a rare chance to live in one of the town's most recognisable landmarks. Well presented throughout, the flat features a large living room with Crittall-style windows that take full advantage of the building's unique architecture and coastal position.

Both bedrooms are comfortable doubles, and the layout provides a good sense of space throughout. The kitchen is neatly fitted, and the bathroom has been modernised, offering a clean and functional finish in keeping with the rest of the property. The flat also benefits from a long lease and access to the communal areas of Marine Court, including a grand entrance foyer that still reflects its 1930s origins.

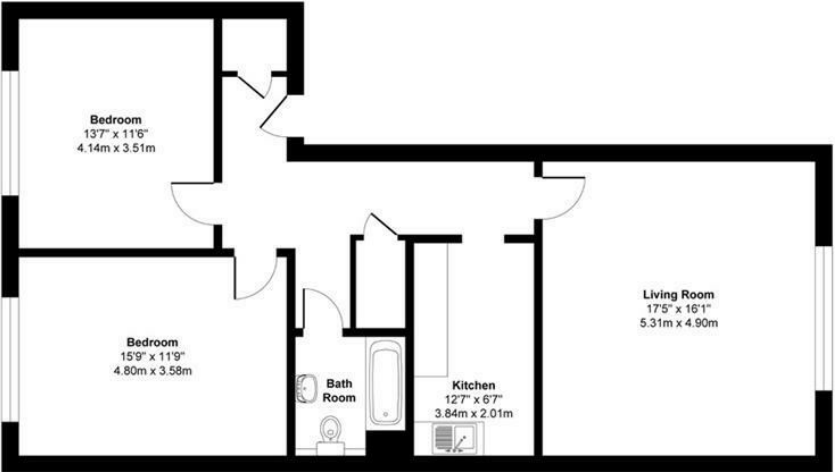
Marine Court itself is an important piece of British architectural history. Completed in the late 1930s, the building was designed in the style of an ocean liner, and was in fact the tallest block of flats in the UK at the time. Its position on the seafront and design inspired by the RMS Queen Mary make it a sought-after address, particularly for those who appreciate coastal living with a touch of character.

Under Marine Court offers vibrant eateries, coffee stores and bars along with access to the beach being literally across the road and St Leonards Warrior Square station within easy reach for London links.

- FIRST FLOOR LIGHT AND BRIGHT APARTMENT IN THE ICONIC 1930S MARINE COURT BUILDING
- TWO SPACIOUS DOUBLE BEDROOMS AND NEW FRONT WINDOWS WITHIN THE LAST 12 MONTHS
- 999 YEAR LEASE FROM 1973 WITH A SHARE OF FREEHOLD
- £10,080.00 SERVICE CHARGE PA WITH £0 GROUND RENT TO INCLUDE HOT WATER
- MODERN, WELL-FINISHED THROUGHOUT AND OFFERED CHAIN FREE
- DIRECT SEA VIEWS FROM THE MAIN LIVING SPACE
- GRADE II LISTED ICONIC BUILDING
- SECURE ENTRY SYSTEM, LIFT ACCESS TO ALL FLOORS AND 24HR PORTER SERVICE
- PRIME SEAFRONT LOCATION CLOSE TO CAFÉS, GALLERIES, AND WARRIOR SQUARE STATION
- COUNCIL TAX B

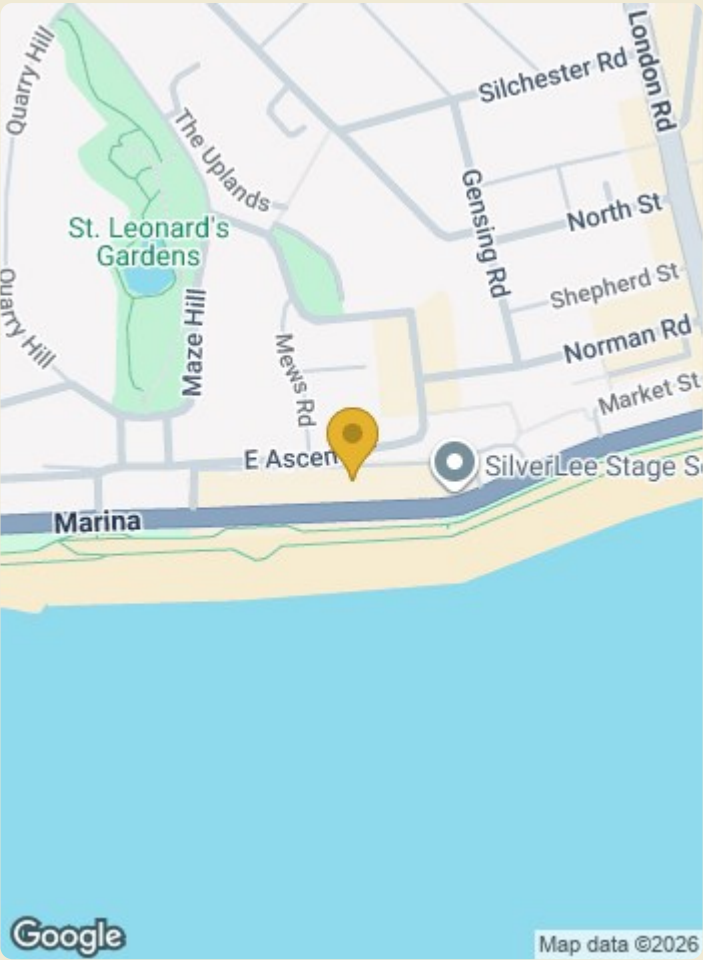


Marine Court
Approximate Gross Internal Floor Area
946 sq. ft / 87.91 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

