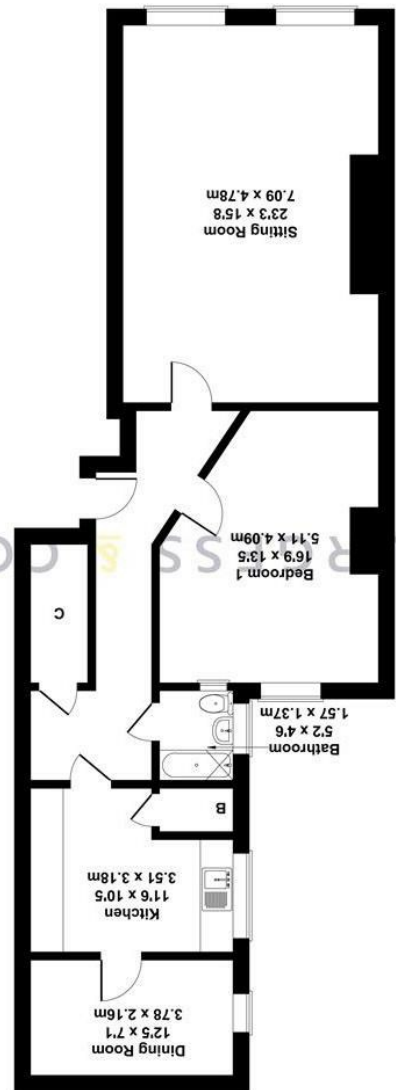




Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



BURGESS & CO.
01424 222255

Ground Floor Flat, 100 Marina, St. Leonards-On-Sea, TN38 0BP

£245,000 Leasehold



****CASH BUYERS ONLY**** Burgess & Co are delighted to bring to the market this spacious ground floor apartment, situated directly opposite the seafront. Ideally located within close proximity to the many independent shops and eateries of central St Leonards as well as the mainline railway station with its direct links to London. This apartment offers a real blank canvas for any purchaser looking to develop it into a stunning home or for an investment opportunity. This **SEAFRONT** apartment boasts an entrance hall, a living room, a kitchen, a separate dining room, a double bedroom, and a bathroom. Further benefits include gas central heating, original sash windows and many more original features throughout. Viewing is highly recommended to be able to appreciate the scope and size of this **RARE OPPORTUNITY**.

Entrance Hall

With radiator, understairs storage cupboard.

Living Room

23'3 x 15'8

With two radiators, feature fireplace, two single glazed sash windows to the front with fitted shutters.

Kitchen

11'6 x 10'5

Comprising matching range of wall & base units, worksurface, inset sink unit, space for cooker, space for under counter appliances, radiator, cupboard housing Glow-worm boiler, single glazed frosted window to the side.

Dining Room

12'5 x 7'1

With radiator, wash hand basin, single glazed window to the side.

Bedroom

16'9 x 13'5

With radiator, built-in wardrobes, wash hand basin, single glazed sash window to the rear with fitted shutters.

Bathroom

5'2 x 4'6

Comprising bath with shower over, low level w.c, wash hand basin, partly tiled walls, radiator, frosted window to the side.

NB

We have been advised that a new 125 year Lease will be provided on completion and that the service charges are a 1/6th share of the costs and the ground rent is £50 pa. Council tax band: A

