



## 122 Marine Court

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

Asking Price £90,000



# 122 Marine Court



## Description

Positioned on the 5th floor of the iconic Marine Court building, this bright and well-presented studio flat offers stunning, uninterrupted sea views and a front-row seat to the ever-changing coastline of St Leonards-on-Sea. The apartment features an open-plan studio area with direct access to a private balcony, perfectly positioned to enjoy morning coffee or sunset views over the English Channel. Large windows flood the space with natural light, enhancing the airy, coastal feel throughout.

The building benefits from lift access, an elegant Art Deco entrance. The property is offered with a share of freehold and the remainder of a 999-year lease.

Located moments from the vibrant shops, cafés, and galleries of St Leonards, and just a short stroll from the beach and mainline station, this apartment makes an ideal seaside home, weekend retreat, or investment opportunity.

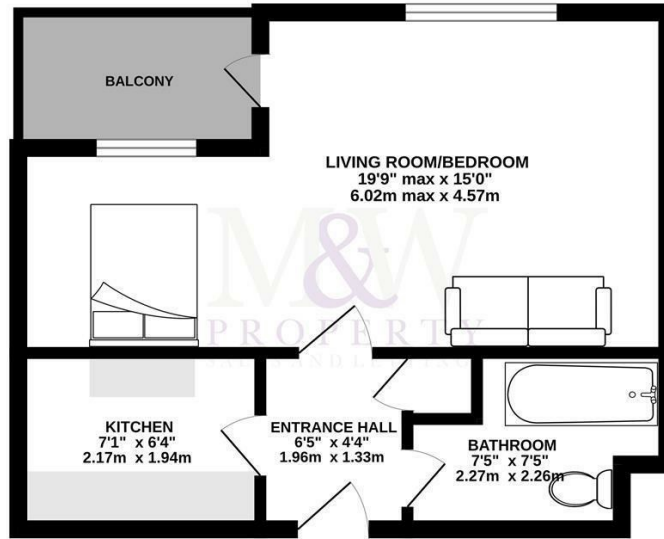
- Studio Apartment
- Share of Freehold
- Private Sea Facing Balcony
- Set on the 5th Floor of the Iconic Marine Court
- Remainder of a 999 Year Lease
- Sold With No Onward Chain





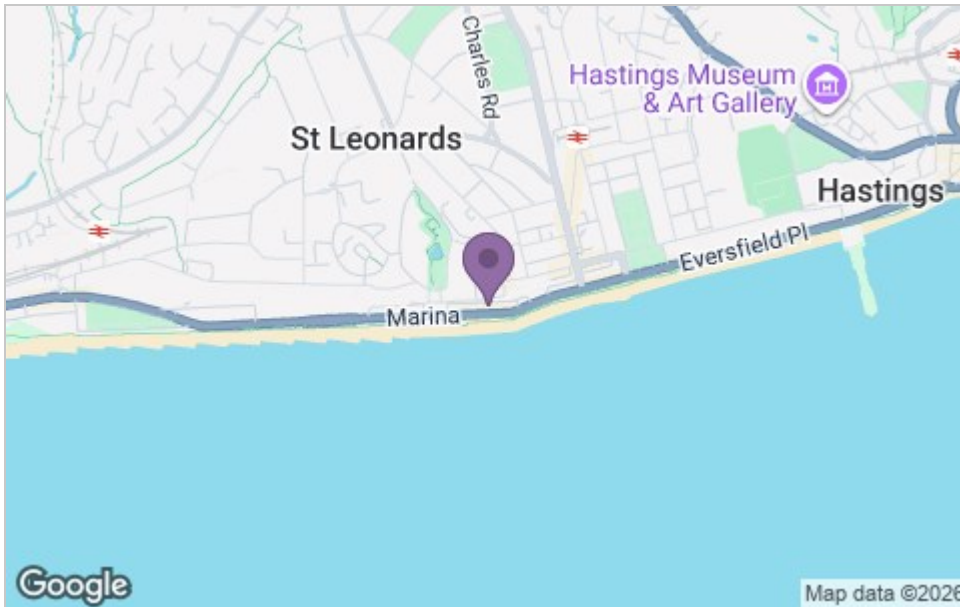
## Floor Plan

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423sq.ft. (39.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.  
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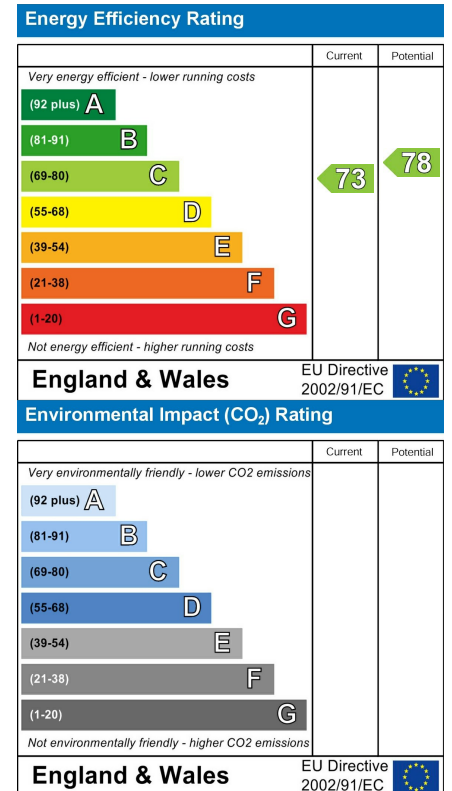
## Area Map



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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