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WITT &

**7 Marina Park Seaside Road, St. Leonards-On-Sea, TN38 0AQ**  
**Offers In Excess Of £325,000 Leasehold**



### Luxury Coastal Living with Panoramic Sea Views, Private Balcony, Swimming Pool & Gym

Occupying one of the most prestigious positions within the highly sought-after Marina Park development, this exceptional two-bedroom apartment offers an enviable coastal lifestyle with breathtaking sea views, exclusive resident facilities and beautifully presented accommodation throughout. Rarely available in such a prime position, the apartment enjoys uninterrupted views across the English Channel from its impressive private balcony, making it one of the most desirable homes within the development. The spacious accommodation is arranged around a welcoming entrance hall with a useful storage cupboard and separate cloakroom. There are two generous double bedrooms, with the principal bedroom benefitting from a range of built-in wardrobes, alongside a luxurious shower room fitted with a walk-in waterfall shower, vanity unit, WC, fully tiled walls and tiled flooring. The contemporary fitted kitchen flows effortlessly into the stunning living and dining room, undoubtedly the centrepiece of the home. Bathed in natural light from the floor-to-ceiling windows, this superb entertaining space frames the spectacular sea views and provides direct access onto the private tiled balcony – the perfect place to relax with a morning coffee or unwind whilst watching the ever-changing coastline. Further benefits include an allocated parking space, lift access, a long lease and a service charge that includes the maintenance of the beautifully kept communal areas, together with exclusive use of the residents' heated swimming pool and fully equipped gymnasium. A truly outstanding apartment offering luxury, convenience and some of the finest coastal views available in St Leonards-on-Sea.



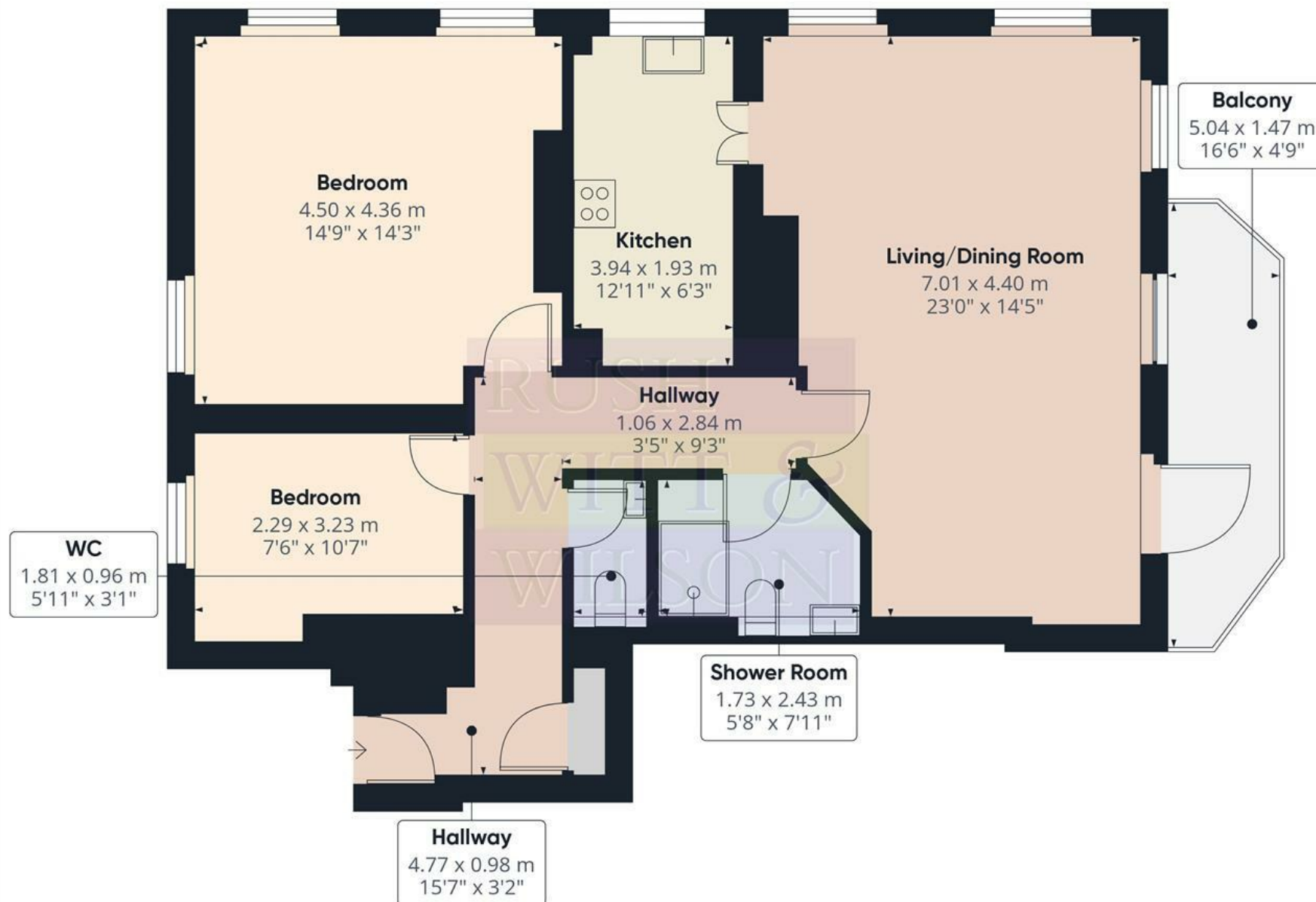












**Approximate total area<sup>m</sup>**

79.7 m<sup>2</sup>

858 ft<sup>2</sup>

**Balconies and terraces**

6.7 m<sup>2</sup>

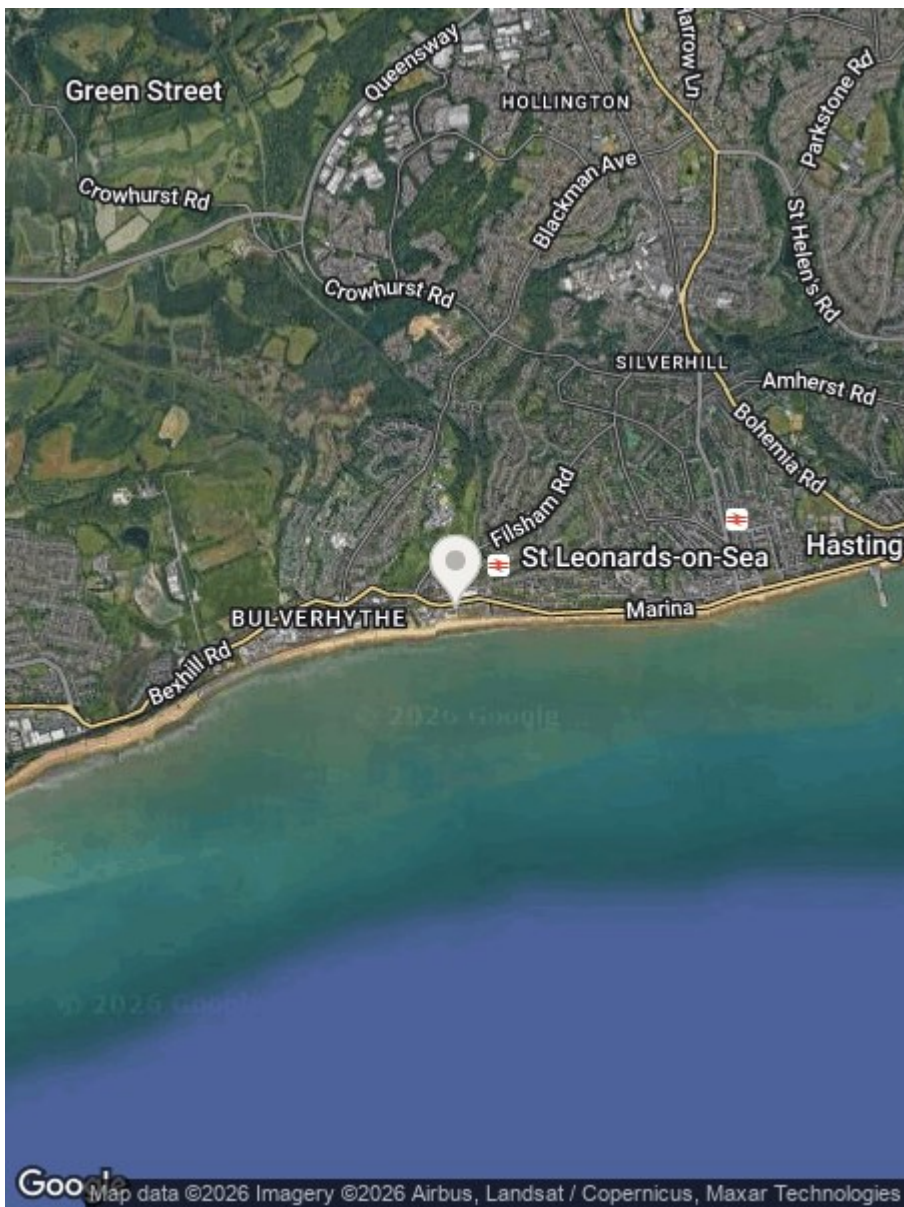
72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





| 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 |           |

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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