



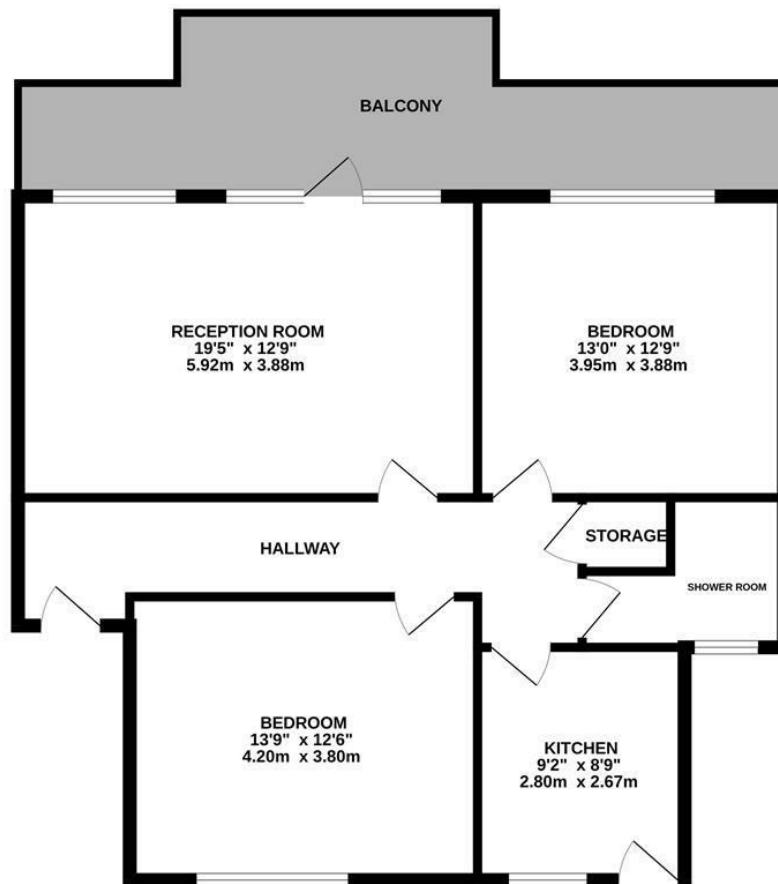
## Marine Court, St. Leonards-On-Sea TN38 0DW

Offers in excess of £300,000



A spacious TWO BEDROOM APARTMENT with a PRIVATE BALCONY and uninterrupted VIEWS ALONG THE COASTLINE located on the eleventh floor of this iconic landmark. Occupying a PRIME SEAFRONT POSITION, adjacent to the beach and just a short stroll from the hub of St. Leonards-On-Sea, local eateries, shops and a mainline railway station it's ideally located for life at the coast. There is a LIFT IN THE BLOCK servicing all floors and the accommodation is arranged as a BRIGHT LIVING ROOM which measures an impressive 19'5 x 12'9 offering plenty of room for a full dining table and enjoying a SOUTHERLY ASPECT with access to the LARGE BALCONY which provides the perfect spot to enjoy the sun and relish far reaching views towards Beachy Head. The FITTED KITCHEN is separate and is positioned at the rear of the property offering ample storage and worktop space. There are two WELL PROPORTIONED BEDROOMS together with 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.

11TH FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.

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