



# 66 Marine Court

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

**Asking Price £84,500**



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## Hall

## Kitchen

7'1" x 7'0" (2.16 x 2.13)

Modern range of wall and floor units incorporating inset electric hob and built in oven, space for washing machine and fridge.

## Bathroom

White suite comprising bath with shower above, wash and basin and WC.

## Living Room

15'8" x 12'2" (4.78 x 3.71)

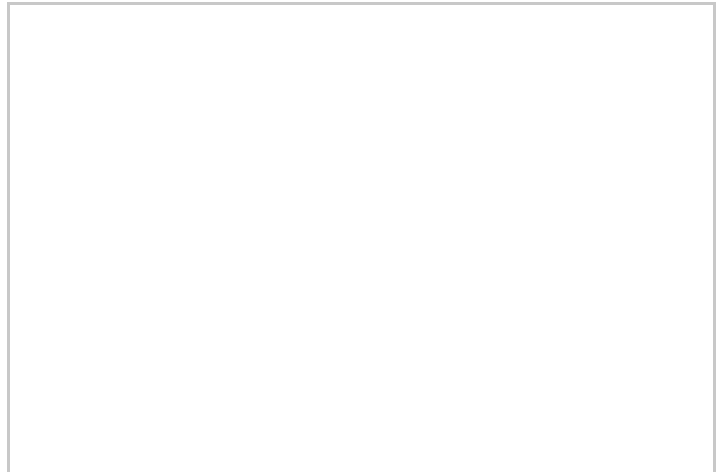
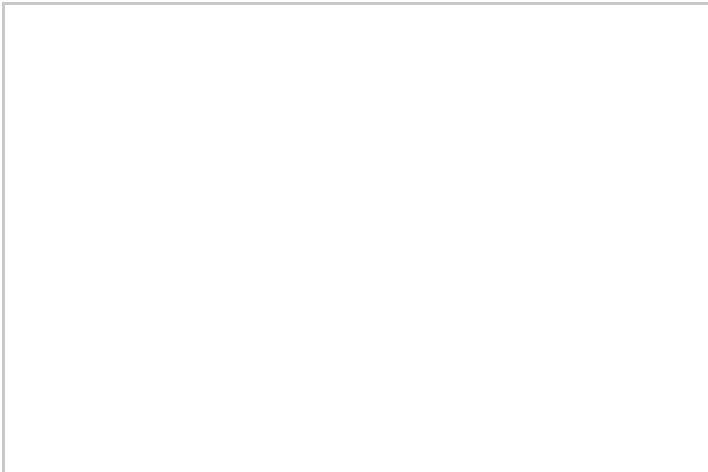
Front aspect UPVC double glazed window looking directly out to sea, having door to Bedroom.

## Bedroom

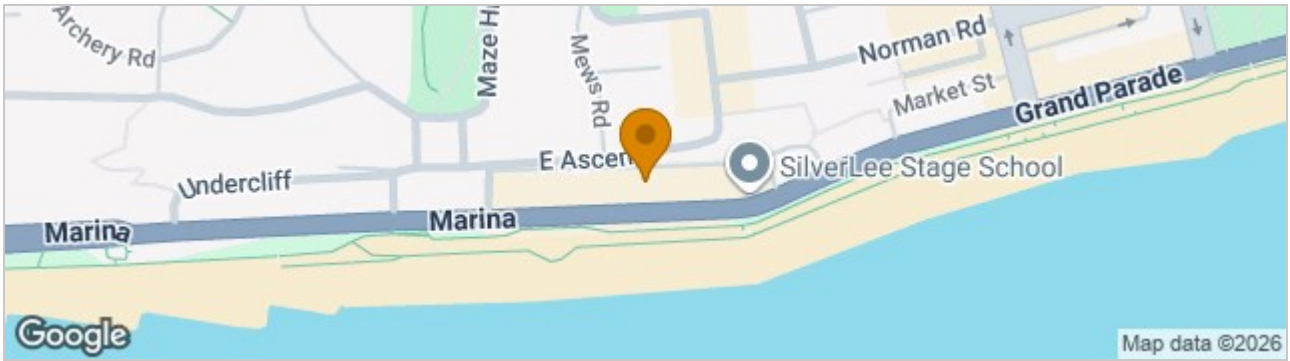
15'8" x 7'3" (4.78 x 2.21)

Front aspect double glazed windows having direct sea views, with built in wardrobes and dresser and matching double bed.

## Views

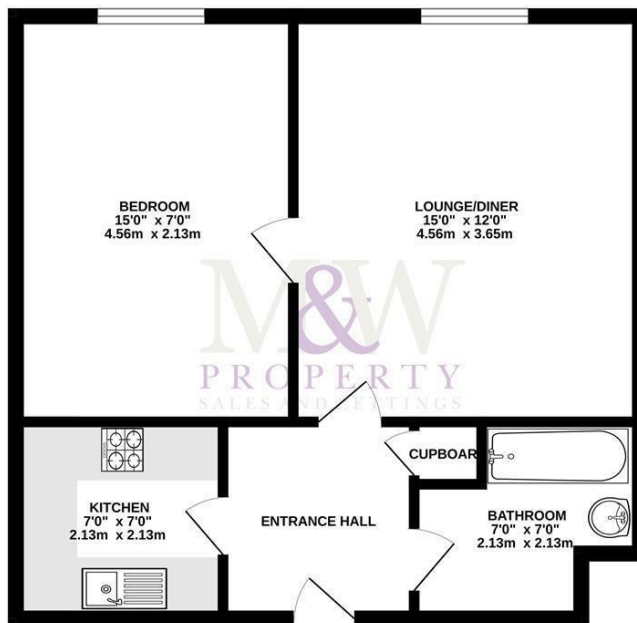


## Road Map



## Floor Plan

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

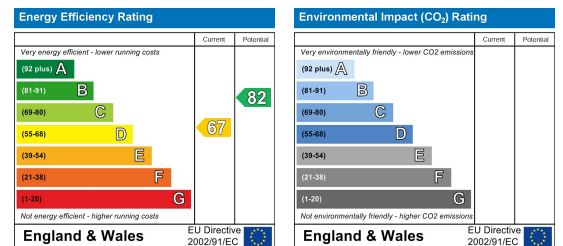


TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Viewing Arrangements

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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