



Marina
St Leonards-On-Sea, East Sussex TN38 0BJ
Offers in excess of £450,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Marina, St Leonards-On-Sea, East Sussex TN38 0BJ

Stunning Split-Level Apartment with Panoramic Sea Views – No Chain

Located along the sought-after Marina in St Leonards, this **exceptional 1,508 sq. ft. split-level apartment** offers breathtaking views across the beach and sea. Finished to a superb standard throughout, this spacious home is a rare find, combining modern luxury with historic charm in the renowned **Burton Estate**.

The property boasts **three generously sized bedrooms**, including two with en-suite bathrooms, plus a stylish **main bathroom** and an additional **downstairs W/C**, providing both comfort and convenience. The heart of the home is the impressive **open-plan living, dining, and kitchen space**, designed for effortless entertaining while showcasing the stunning coastal backdrop. A **gas log fire** adds warmth and character, complemented by **central heating and double glazing**, a standout feature that sets this apartment apart from others in the area.

Immaculate communal areas enhance the sense of quality and exclusivity, while the well-maintained building ensures a welcoming first impression. Offered to the market **with no onward chain**, this is an outstanding opportunity for buyers looking for a seamless move into a prestigious and well-appointed coastal home.

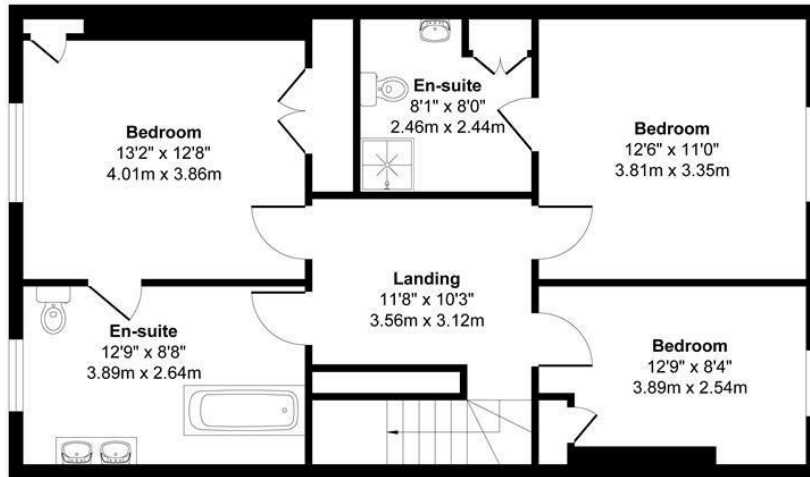
Situated just moments from independent shops, cafés, and galleries in the vibrant heart of St Leonards, as well as excellent transport links, this apartment perfectly balances seaside tranquility with urban convenience.

A truly unique home in an unbeatable location—early viewing is highly recommended.

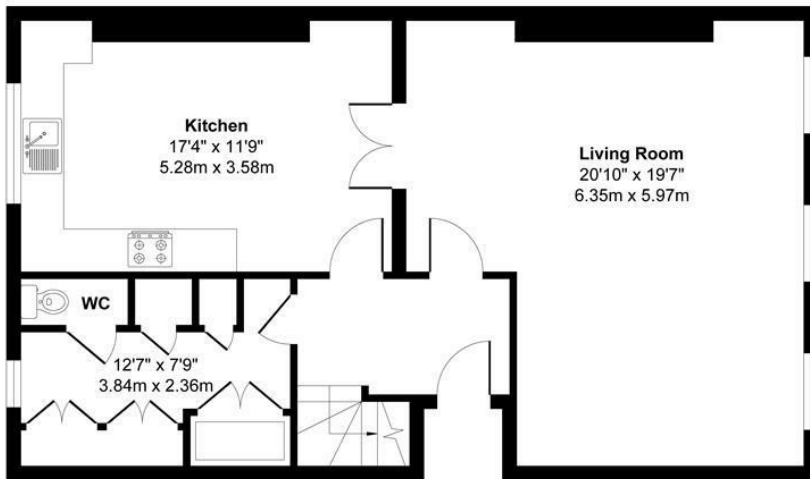


- EPC C
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2016
- THIRD FLOOR APARTMENT
- THREE BEDROOM SPLIT LEVEL APARTMENT
- POPULAR SEASIDE LOCATION ON MARINA
- COUNCIL TAX A
- £2,600PA SERVICE CHARGE
- STUNNING SEA VIEWS
- STUNNING THROUGHOUT
- ACCESS TO LOFT SPACE

Approximate Gross Internal Floor Area
1508 sq. ft / 140.09 sq. m

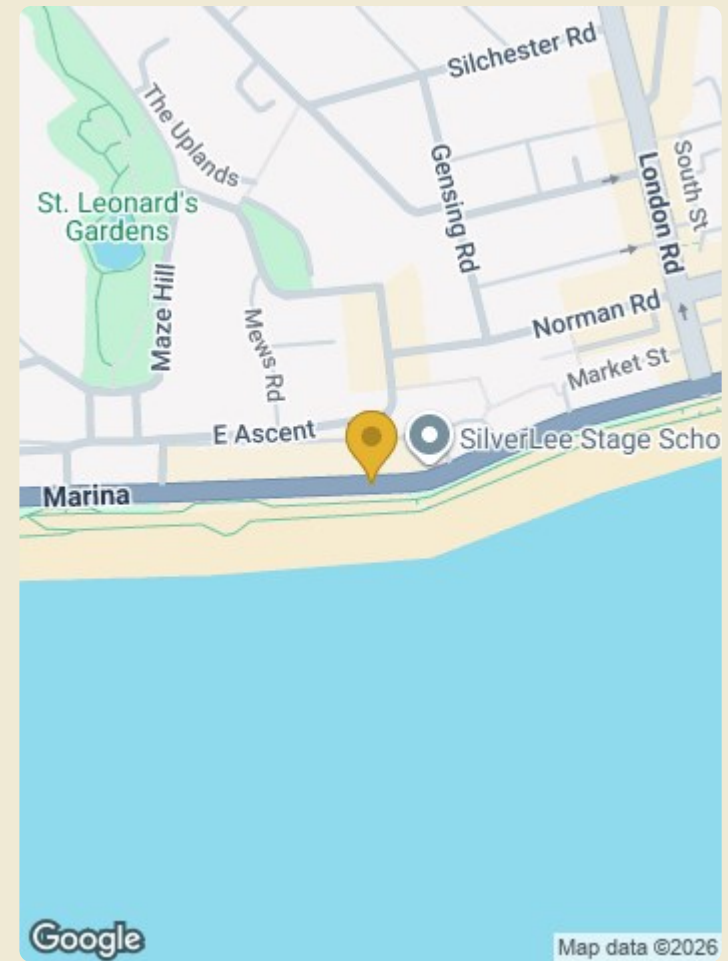


FIRST FLOOR



GROUND FLOOR

Produced By Picpreview.co.uk Ltd.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 74 | 80 |
| | | | England & Wales |
| | | | EU Directive 2002/91/EC |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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