

**RUSH
WITT &
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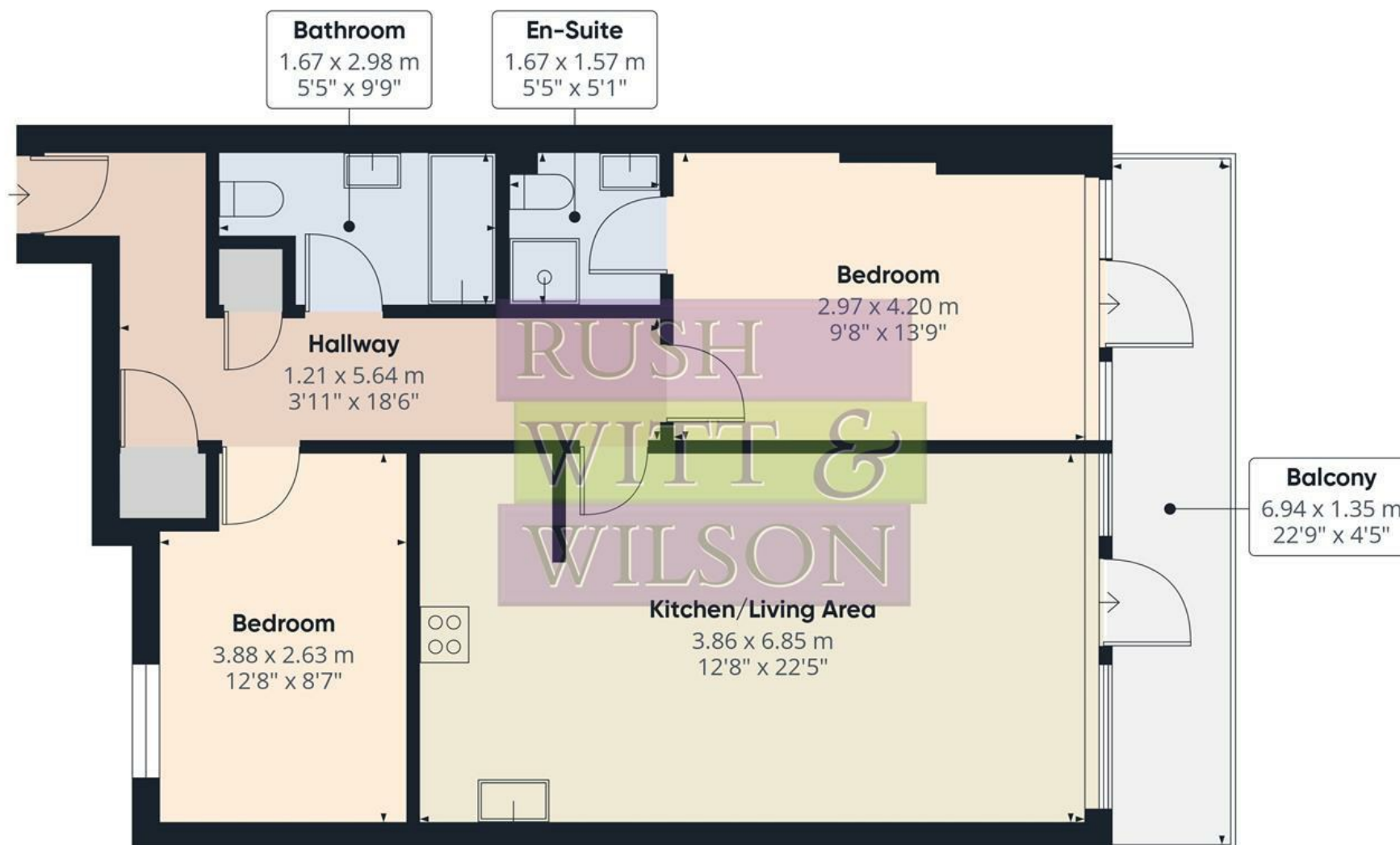
12 Marina Park Seaside Road, St. Leonards-On-Sea, TN38 0AQ
Guide Price £300,000

**** GUIDE PRICE £300,000 - £325,000 **** Nestled along the picturesque Seaside Road, this charming two bedroom apartment offers a delightful blend of comfort and coastal living. With direct panoramic sea views, the property boasts a spacious open-plan kitchen and living room, perfect for both relaxation and entertaining. The main bedroom features an en suite shower room, providing a private sanctuary for its occupant. Residents will appreciate the convenience of a lift serving all floors, ensuring easy access throughout the building. Additionally, the flat includes an allocated parking space, a valuable asset in this sought-after seaside location. For those who enjoy an active lifestyle, the communal amenities are truly exceptional. The property features a swimming pool, sauna, and gym, all available for residents' use, promoting a healthy and enjoyable living experience. This flat is not just a home; it is a lifestyle choice, offering the perfect retreat by the sea. Whether you are looking to relax on your balcony while soaking in the stunning views or take advantage of the local amenities, this property is sure to impress. Don't miss the opportunity to make this seaside haven your own.









Approximate total area^m

66.1 m²

711 ft²

Balconies and terraces

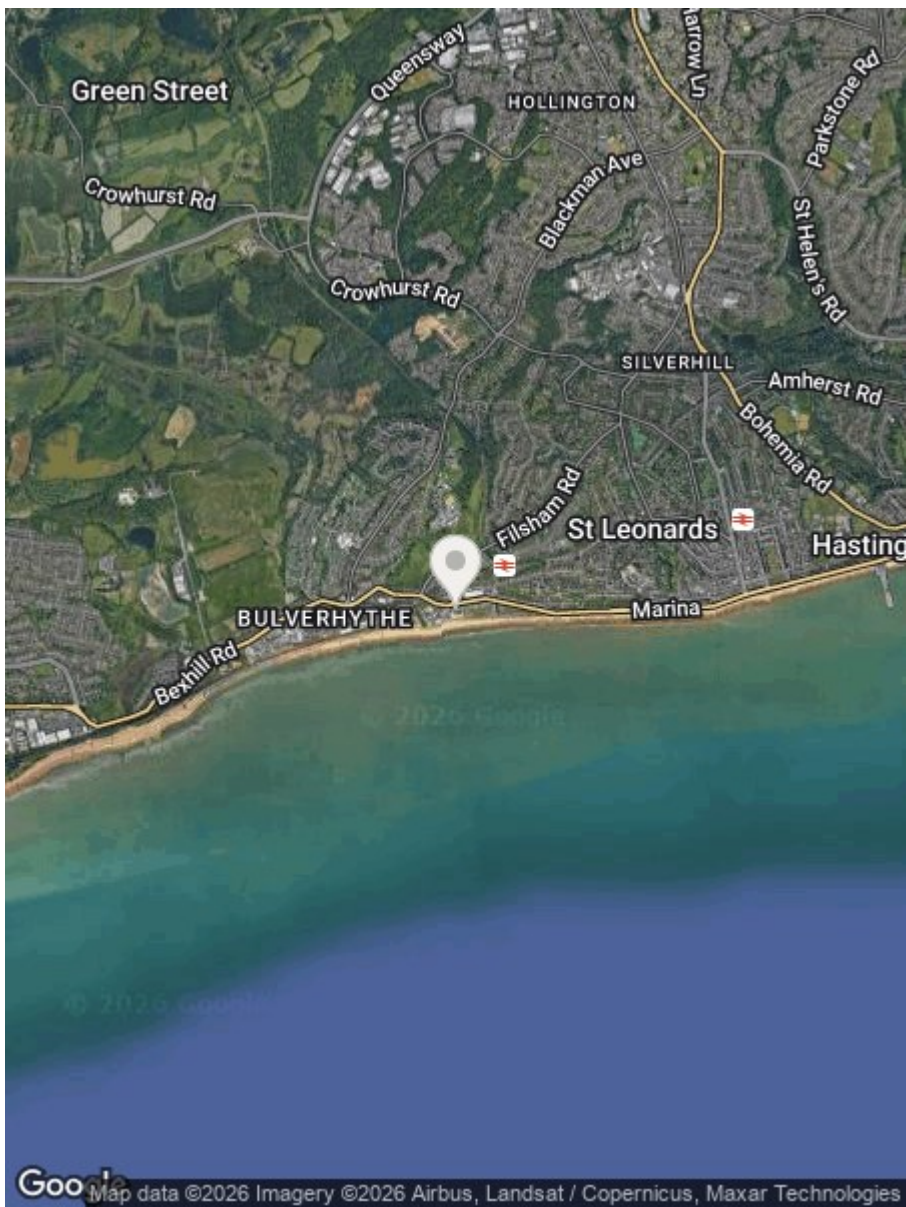
9.3 m²

100 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**