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MARINA
PARK
Apartments 1-17

RESIDENTS
PARKING
ONLY

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**The Penthouse, 17 Marina Park Seaside Road, St. Leonards-On-Sea, TN38 0AQ
Offers In The Region Of £395,000 Leasehold**

This exquisite top floor penthouse apartment on Seaside Road offers a delightful blend of comfort and luxury. With two well-appointed bedrooms, one of which boasts an en suite shower room, this property is perfect for those seeking a serene coastal lifestyle. The spacious living room is bathed in natural light and provides stunning direct sea views, creating a tranquil atmosphere for relaxation or entertaining guests. The kitchen is thoughtfully designed, featuring ample space for culinary pursuits, and includes a dedicated office area, ideal for those who work from home or require a quiet space for study. This flat is in good order throughout, ensuring a move-in ready experience for its new owners. The property also benefits from two private balconies, perfect for enjoying the fresh sea air and picturesque surroundings. Residents will appreciate the exclusive access to a communal swimming pool, providing a refreshing retreat during the warmer months. Additionally, the apartment comes with two designated car parking spaces, a valuable asset in this sought-after location. Whether you are looking for a permanent residence or a holiday retreat, this penthouse apartment offers an exceptional opportunity to embrace seaside living at its finest. Don't miss the chance to make this stunning property your new home.









Approximate total area⁽¹⁾

102.2 m²
1100 ft²

Balconies and terraces

8.9 m²
96 ft²

Reduced headroom

14.9 m²
161 ft²

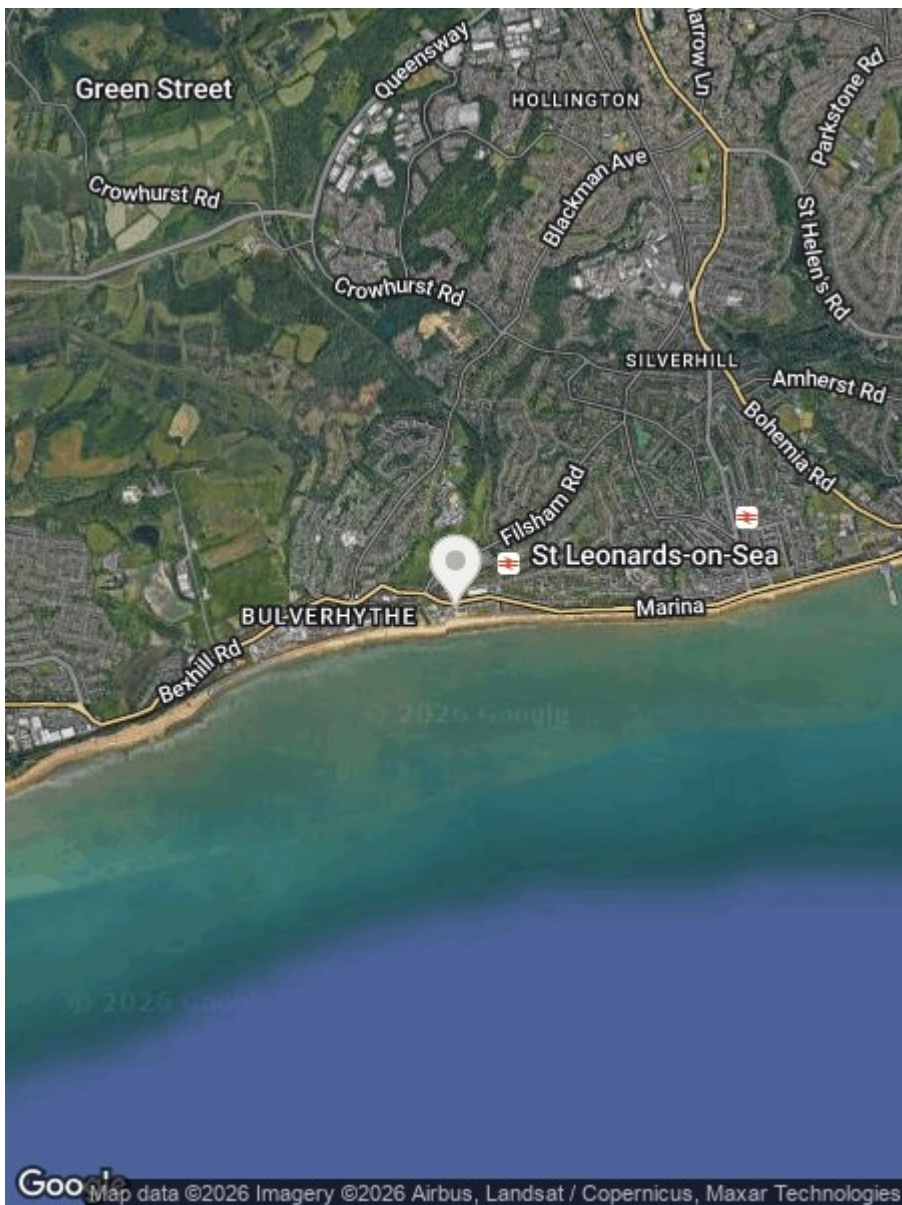
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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	80	80
(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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