



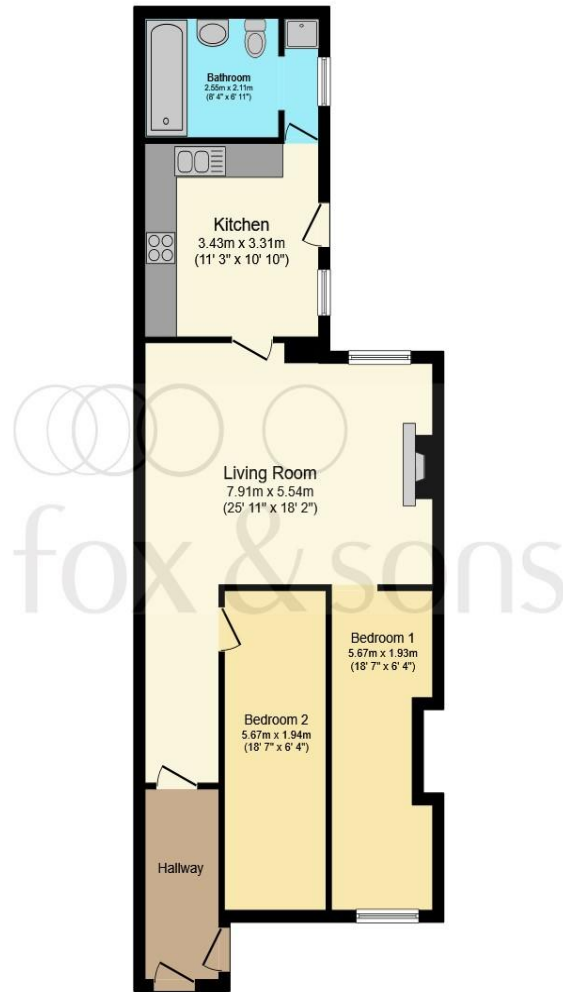
**Marina, St. Leonards-On-Sea TN38 0BJ**

**welcome to**

**Marina, St. Leonards-On-Sea**

**\*\*GUIDE PRICE £250,000 - £275,000\*\*** A two double bedroom basement apartment on the sought after Marina in St Leonard's. This basement flat offers a front and rear courtyard. This property has a spacious reception room, separate fitted kitchen and a bathroom.





### Living Room

25' 11" x 18' 2" ( 7.90m x 5.54m )

### Kitchen

10' 10" x 11' 3" ( 3.30m x 3.43m )

### Bedroom One

18' 7" x 6' 4" ( 5.66m x 1.93m )

### Bedroom Two

18' 7" x 6' 7" ( 5.66m x 2.01m )

### Bathroom

Total floor area 74.4 m<sup>2</sup> (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Marina, St. Leonards-On-Sea

- Front and rear courtyard
- Two double bedrooms
- Seafront location
- Kitchen
- Lounge

Tenure: Leasehold EPC Rating: C

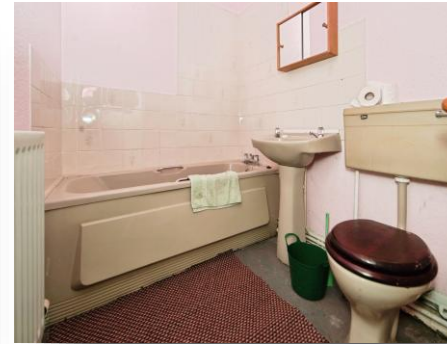
Council Tax Band: E Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£225,000-£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123123](https://fox-and-sons.co.uk/Property/HAS123123)



Property Ref:  
HAS123123 - 0004

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