



**Marina**  
**St. Leonards-On-Sea, TN38 0BL**  
**£170,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Marina, St. Leonards-On-Sea, TN38 0BL

Two-bedroom top-floor apartment with stunning Marina and sea views, 85 Marina, St Leonards-on-Sea, East Sussex

A rare opportunity to acquire a spacious two double bedroom top-floor apartment directly on the Marina, enjoying beautiful, uninterrupted views across the water. This well-maintained property offers bright and airy accommodation with a practical layout, perfect for a permanent home, holiday retreat, or investment.

The apartment comprises two generous double bedrooms, a comfortable living and dining area with large windows framing the Marina and sea, a fitted kitchen, and a bathroom. Being on the top floor, the property benefits from elevated, panoramic views and plenty of natural light throughout.

Situated in a highly desirable location on Marina, residents enjoy proximity to St Leonards-on-Sea town centre, local shops, cafes, and the seafront promenade. With vacant possession and chain-free, this apartment offers an ideal opportunity to enjoy the coastal lifestyle or to let as a holiday home.



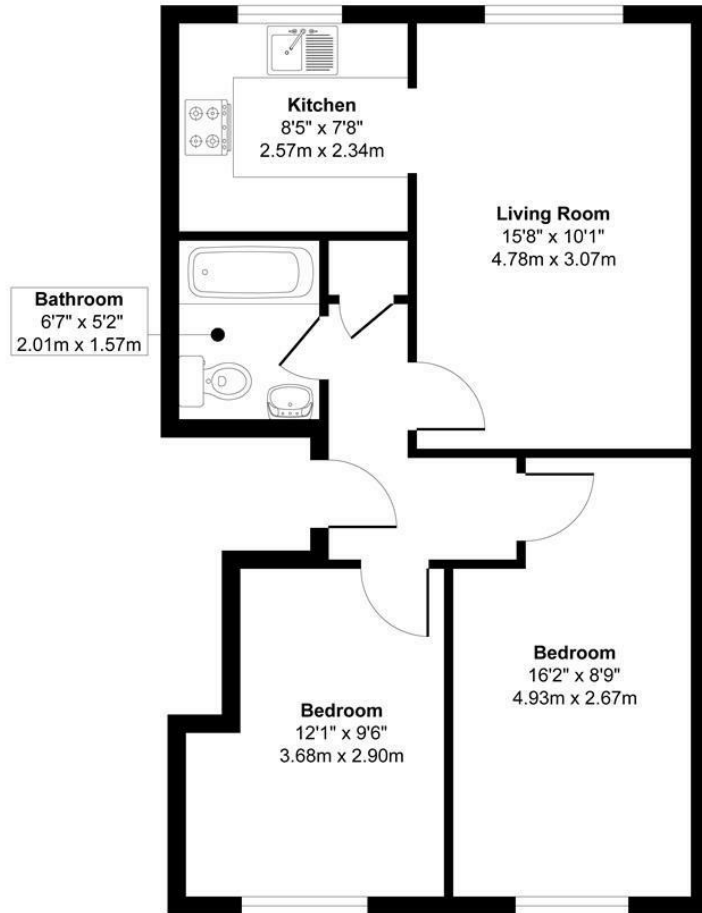
- 560 SQ FT
- TWO BEDROOM TOP FLOOR APARTMENT WITH SEA VIEWS
- CHAIN FREE
- POPULAR MARINA LOCATION

- COUNCIL TAX A
- £1,200 SERVICE CHARGE PA WITH £0 GROUND RENT
- MODERN THROUGHOUT

- EPC C
- SHARE OF FREEHOLD
- 999 YEAR LEASE FROM 2017

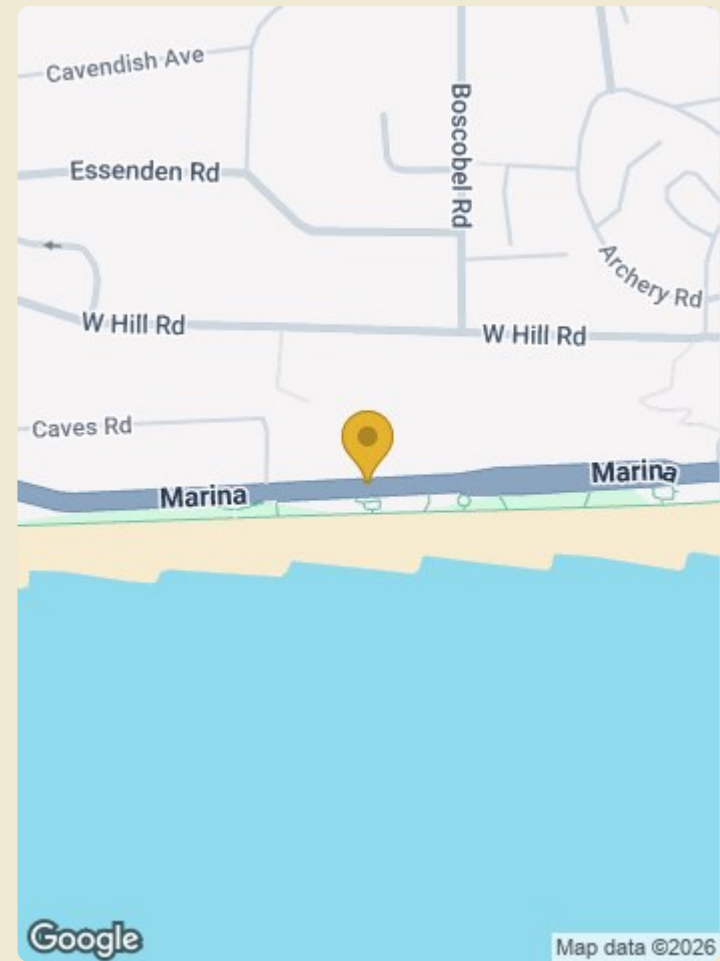
# Marina

Approximate Gross Internal Floor Area  
560 sq. ft / 52.02 sq. m



4th Floor

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	73
			<b>England &amp; Wales</b>
			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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