

**RUSH
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**118 Marine Court, St Leonards On Sea, East Sussex TN38 0DY
Offers In Excess Of £120,000 Leasehold**

Nestled in the charming area of St Leonards On Sea, this delightful fourth-floor apartment in Marine Court offers a unique blend of original features and modern living. With one spacious bedroom, this purpose-built flat is perfect for individuals or couples seeking a serene coastal lifestyle. As you enter the property, you will be greeted by a bright and airy reception room that boasts far-reaching sea views, allowing you to enjoy the beauty of the coastline from the comfort of your home. The apartment also features a lovely balcony, providing an ideal spot to relax and soak in the stunning surroundings. The well-appointed bathroom and the thoughtfully designed kitchen complement the living space, ensuring that all your needs are met. The building is equipped with a lift, making access to your fourth-floor retreat both convenient and effortless. Located close to local amenities, you will find shops, cafes, and recreational facilities just a short stroll away, enhancing the appeal of this wonderful property. Whether you are looking to unwind by the sea or explore the vibrant community, this apartment offers the perfect base for your new lifestyle. In summary, this one-bedroom flat in Marine Court is a rare find, combining original charm with modern comforts and breathtaking views. Do not miss the opportunity to make this delightful apartment your new home.







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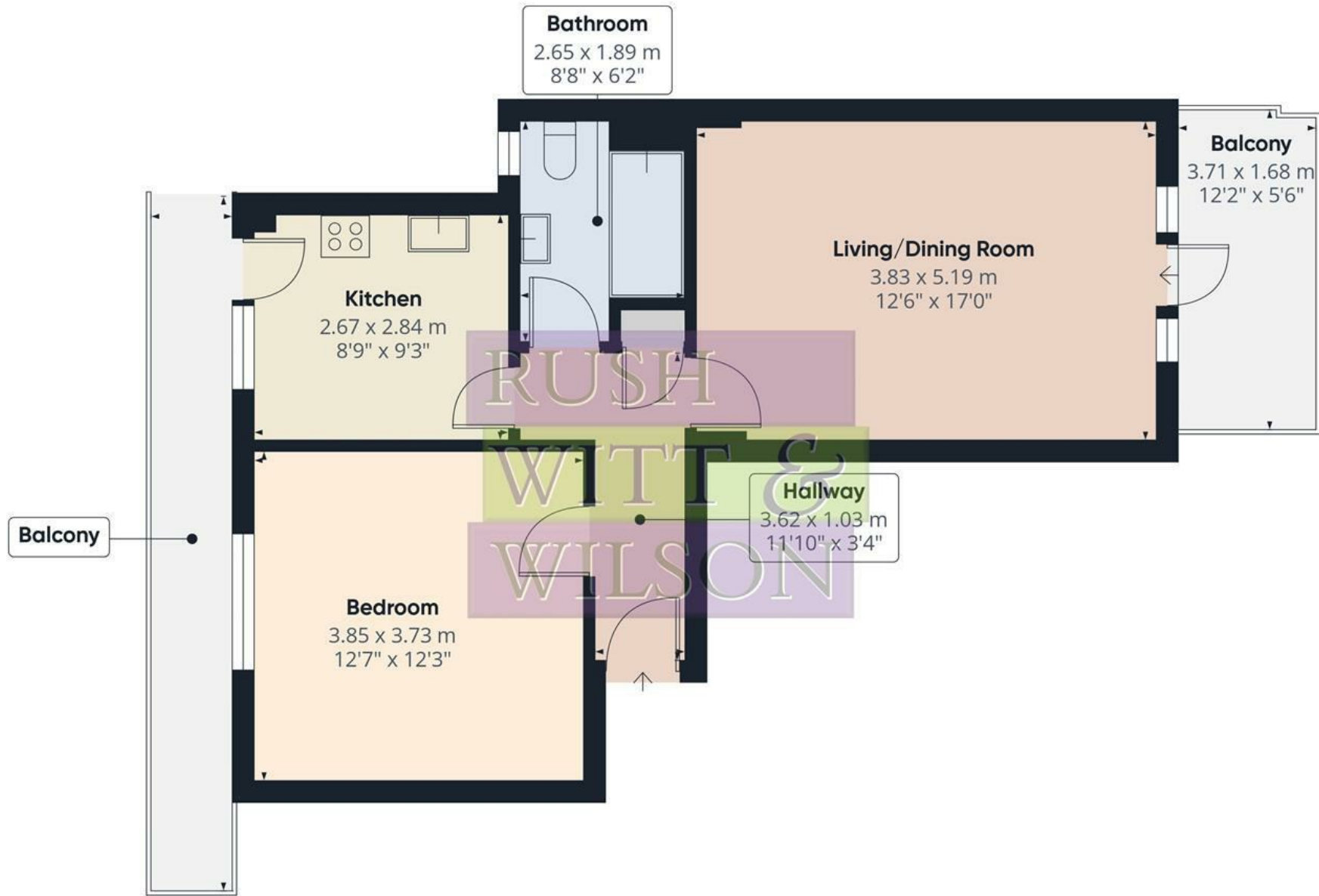
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Approximate total area⁽¹⁾

51.2 m²
551 ft²

Balconies and terraces

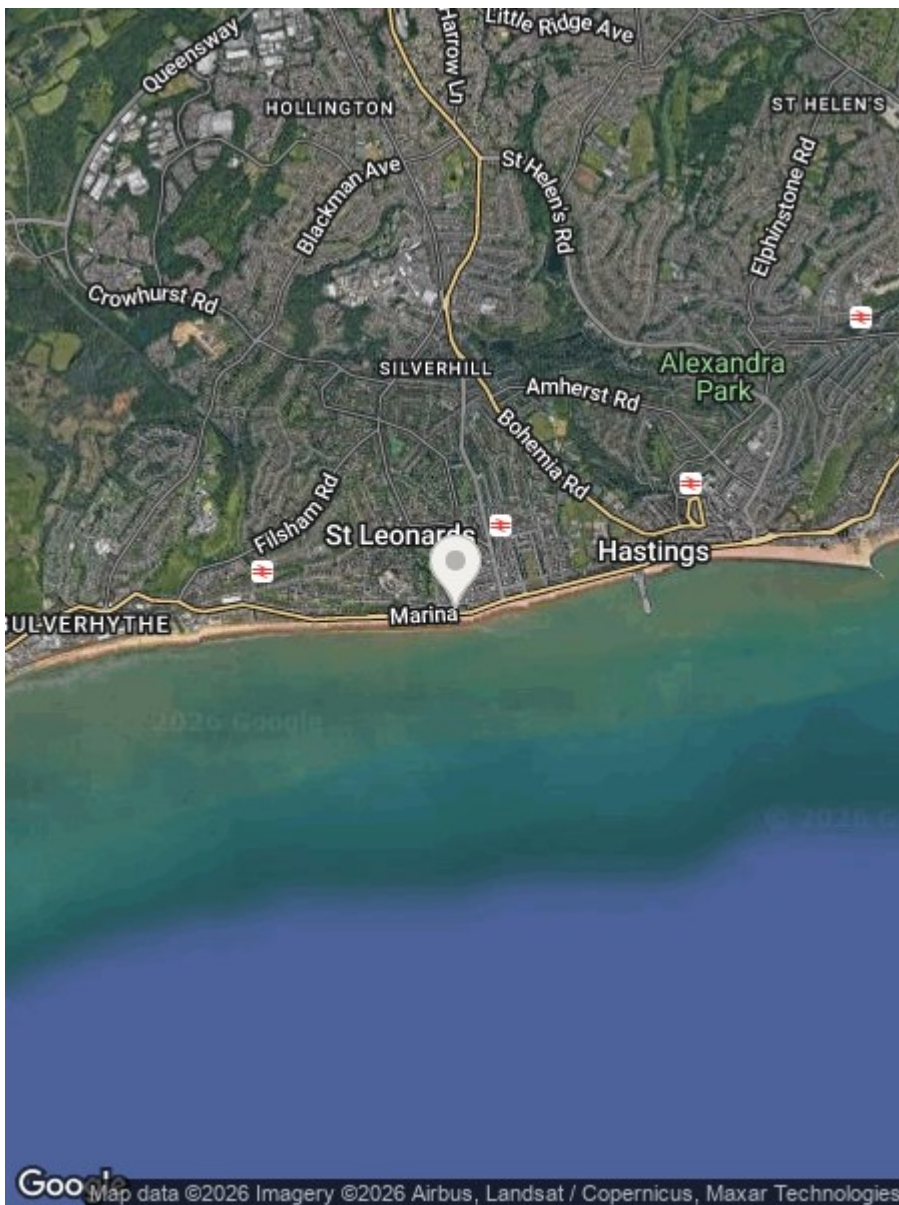
14 m²
151 ft²


(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	76
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		
	59	73
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - A

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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