



Marina
St Leonards-On-Sea, East Sussex TN38 0BJ
£265,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Marina, St Leonards-On-Sea, East Sussex TN38 0BJ

Looking for a spacious seafront apartment with style and character?

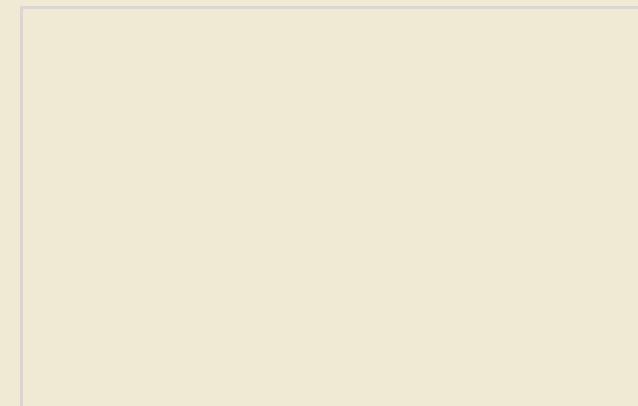
This two-bedroom home on Marina in St Leonards offers direct sea views, a stylish interior, and a layout that suits modern living.

Set on the hall floor of a well-maintained period building, the apartment faces directly onto the seafront. The main living area combines kitchen and lounge space into one open room, with tall ceilings, wide windows and uninterrupted views across the coast. The kitchen is neatly designed and fits in well with the overall aesthetic – simple, clean and easy to use.

Both bedrooms sit to the rear, offering a quieter space away from the front. The bathroom has clearly been thought through, with a roll top bath as the focal point and a walk-in shower tucked to one side. The styling is consistent throughout – polished, neutral and ready to move into.

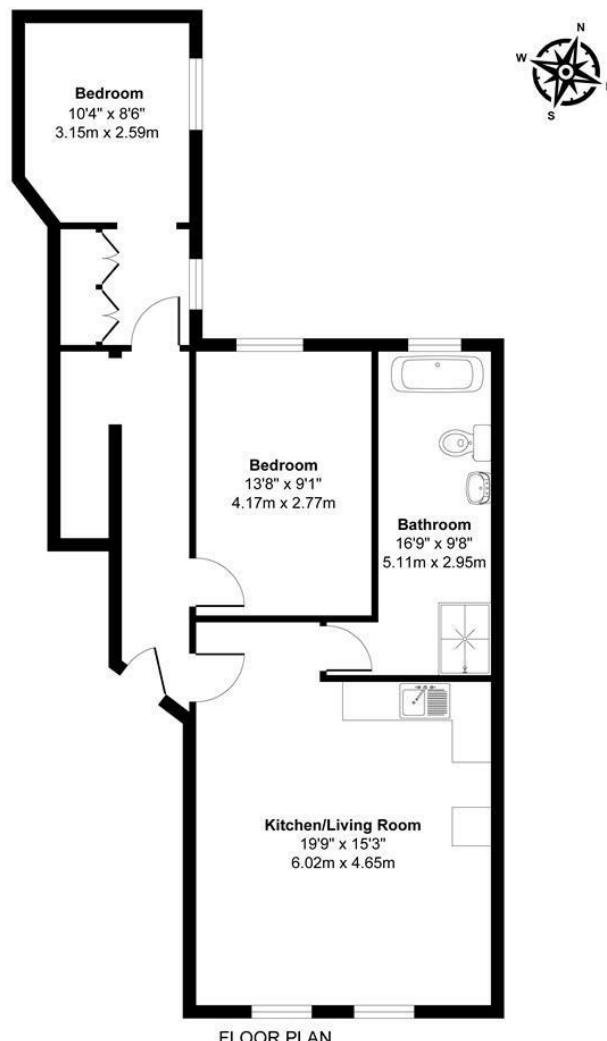
The location here is always popular, sitting between the bustle of Norman Road and the quieter stretch of the Marina. Local cafés, pubs, galleries and the station at St Leonards Warrior Square are all close by. The apartment is part of a well-kept building and would suit as a main home, weekend place or investment.

- HALL FLOOR POSITION ON THE SEAFRONT
- EPC D
- £1800 PA SERVICE CHARGE
- ROLL TOP BATH AND WALK-IN SHOWER
- TWO BEDROOMS
- DIRECT SEA VIEWS FROM THE LIVING AREA
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2020
- COUNCIL TAX A
- STYLISH INTERIOR WITH MODERN FINISHES
- CLOSE TO CAFÉS, SHOPS AND STATION

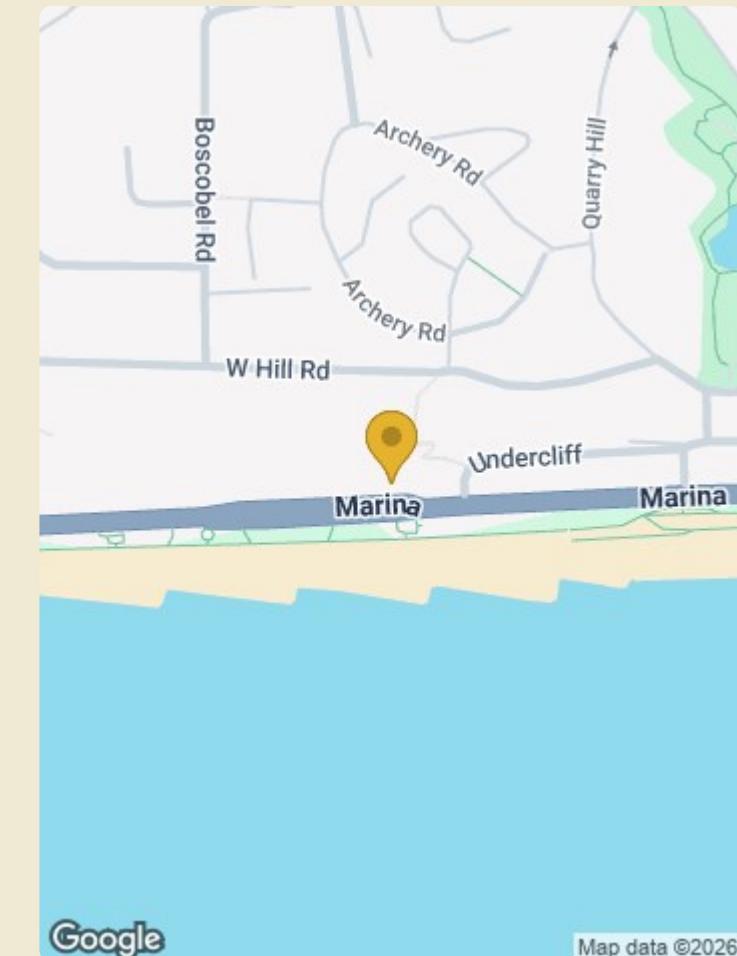


Marina

Approximate Gross Internal Floor Area
744 sq. ft / 69.11 sq. m



Produced By Picpreview.co.uk Ltd.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (F2 plus) | A | | |
| (B1-91) | B | | |
| (B1-91) | C | | |
| (55-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | 66 | 79 |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (F2 plus) | A | | |
| (B1-91) | B | | |
| (B1-91) | C | | |
| (55-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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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