



OAKFIELD



Marina, St. Leonards, TN38 0BG

Price Guide £140,000



## Marina, St. Leonards, TN38 0BG

Situated along the highly sought-after Hastings Promenade, this spacious third-floor flat represents an excellent investment opportunity in a prime seafront location, just moments from the beach.

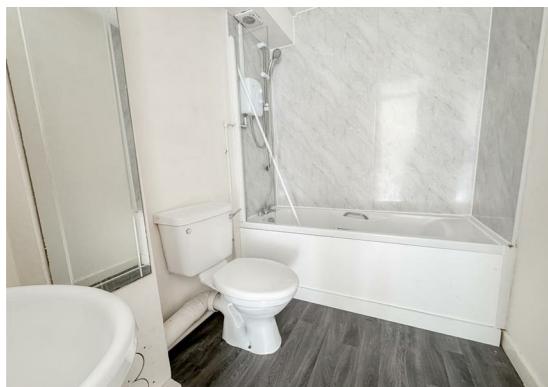
The property offers well-proportioned accommodation comprising a bright open-plan living room with kitchen, a generous double bedroom, and a modern bathroom. The layout is practical and low-maintenance, making it ideally suited to both long-term letting and short-term holiday rental (subject to any necessary consents).

Positioned within easy walking distance of Hastings Pier and the historic Old Town, the flat benefits from consistent tenant and visitor demand, supported by a wide range of local shops, cafés, restaurants, and transport links nearby. Excellent bus connections further enhance accessibility and rental appeal.

Additional advantages include secure entry phone access, electric heating, and a share of freehold, helping to keep ongoing costs competitive. Offered to the market chain free, the property provides a straightforward purchase process and strong potential for immediate income generation.

Early viewing is recommended to fully appreciate the location and investment potential.





### Living Room

11'8" x 10'6" (3.56m x 3.20m)

### Kitchen

8'2" x 5'9" (2.49m x 1.75m)

### Bedroom

11'8" x 10'6" (3.56m x 3.20m)

### Bathroom

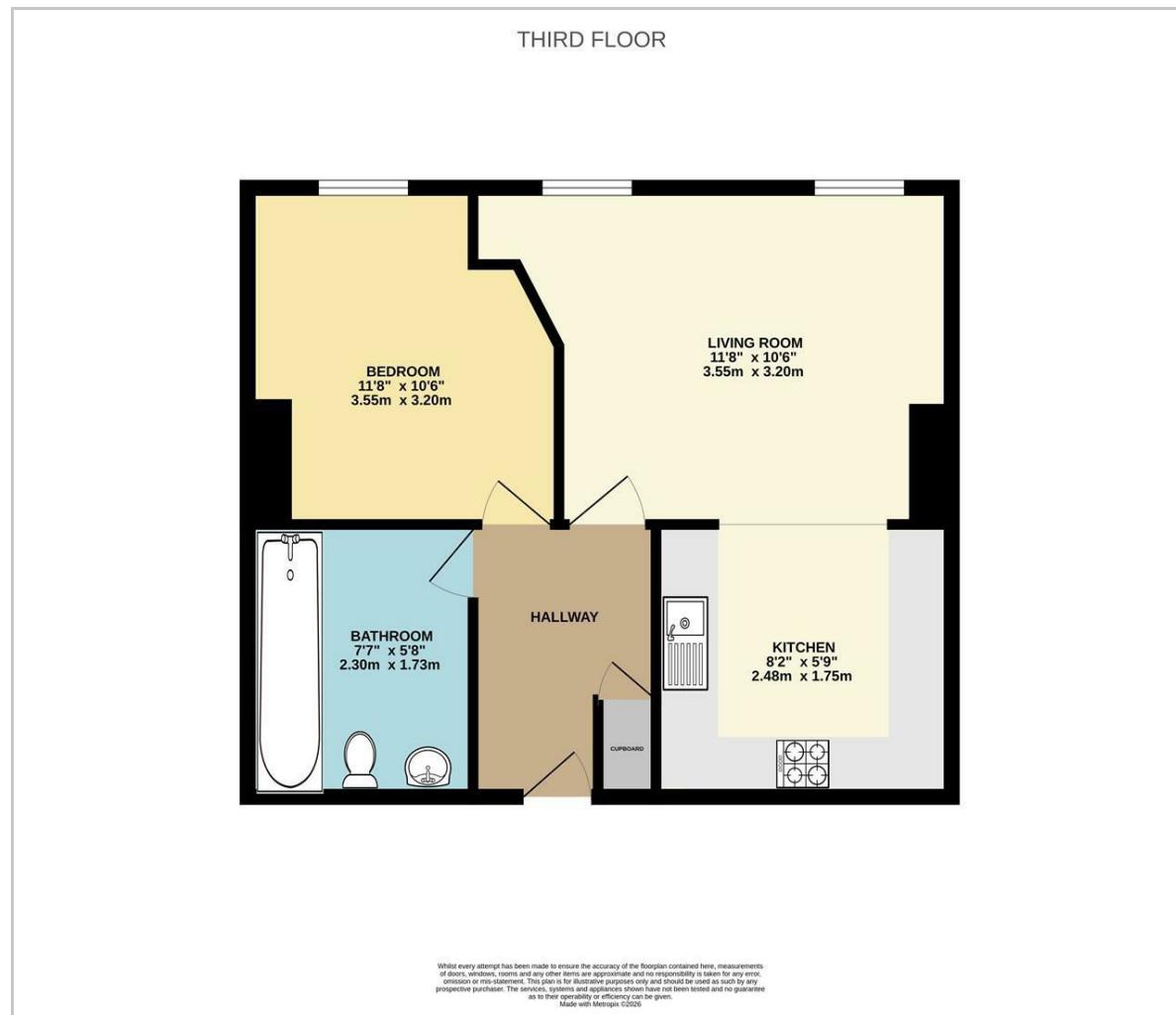
7'7" x 5'8" (2.31m x 1.73m)

**Council Tax Band A - £1,702.76 Per Annum**

### Lease Information

The seller advises that the property is offered as share in the freehold and has approximately 76 years remaining and the service charge is approximately £1,600 per annum with the ground rent being £50 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

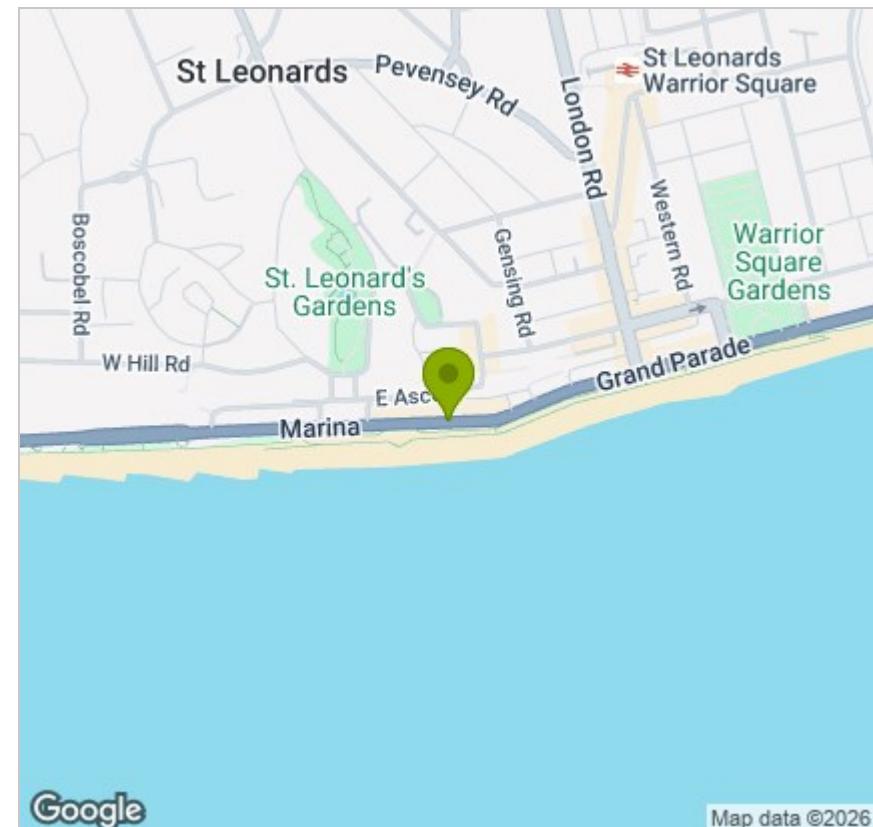
## Floor Plan



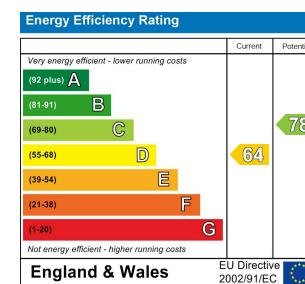
## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.