



Marina
St. Leonards-On-Sea, East Sussex TN38 0BG
Offers in excess of £180,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Marina, St. Leonards-On-Sea, East Sussex TN38 0BG

If you've always dreamed of falling asleep to the sound of rolling waves, then this stunning one-bedroom first-floor apartment, offered with no onward chain, is destined for you. Newly-refurbished throughout, the renovated property enjoys a clean white decor, which adds to its unique charm and 'wow' factor.

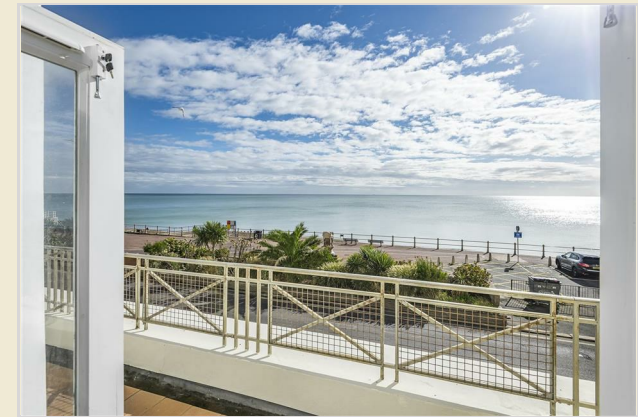
Benefitting from a full-width balcony accessed from both the bedroom and open-plan living room/kitchen, the property offers far-reaching views of the English Channel, which can be enjoyed by day or night.

Entering into a central spacious hallway, the accommodation offers a modern bathroom, comprising a sleek white suite of WC, basin and bath with rainfall showerhead. The bright and airy double bedroom boasts a clean interior and enjoys outstanding sea views from its French doors that lead out onto the delightful terrace. Meanwhile, a wonderfully light and open living room/kitchen has been refitted to a high standard. Boasting minimalist design, the white gloss fitted kitchen is perfectly positioned for that sought-after open-plan lifestyle. Two sets of French doors flood the space with natural light, and can be opened out onto the terrace – a perfect spot to enjoy a morning coffee and watch the world go by.

The apartment is set within a well-maintained period property, which also benefits from a lift for added convenience. Its location offers immediate access to a range of trending cafes and independent shops, whilst the town centre and mainline railway station can be found just a short walk away.

Early viewing is strongly advised, so get in contact with Wyatt Hughes today to secure your appointment or to request further information.

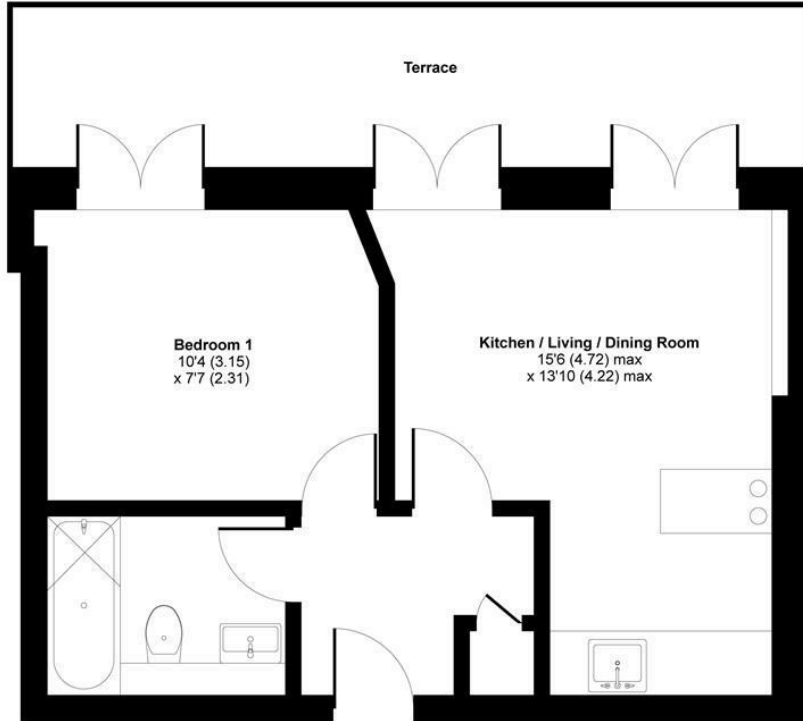
- Tax band A
- Newly renovated throughout
- No onward chain
- Service charge £1360/year
- 362 sq ft
- Large private balcony
- 99 yr lease from 2002
- EPC rating D
- Sea views
- Share of the freehold



The Colonnade, Marina, St. Leonards-on-Sea, TN38

Approximate Area = 362 sq ft / 34 sq m

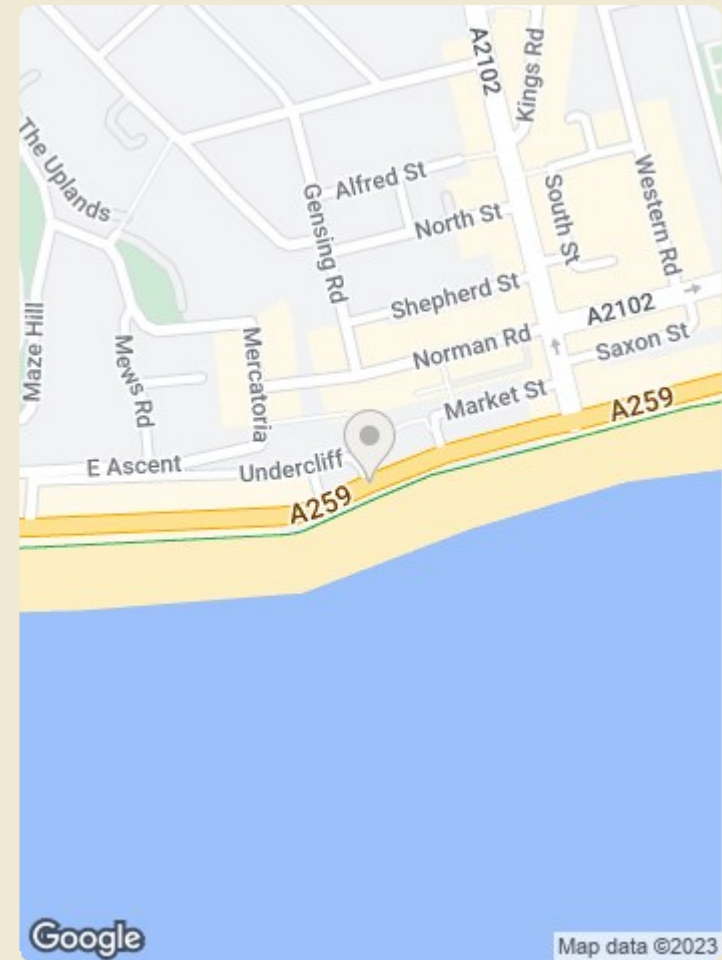
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022. Produced for Wyatt Hughes. REF: 910205



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