



Marina  
St. Leonards-On-Sea, East Sussex TN38 0BP  
£525,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

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

Proudly overlooking the glorious coastline, this bright and spacious two-bedroom split level hall floor flat, complete with private rear garden, enjoys stunning period features complemented by a thoughtful renovation that brings modern fixtures and fittings to this elegant space.

Accessed via a communal hallway, the property's instant wow factor is the reception room, which spans the entire level. Delicate ornate coving, ceiling roses and two opulent fireplaces add to the grandeur of this inviting space. Also situated on this floor is a family bathroom containing a recently renovated suite with bath, basin and WC. At the rear of building, you'll discover a charming kitchen, including a variety of eye- and base-level units, wine rack and island – plus ample room for white goods and appliances. A door offers access out to the large terraced rear garden.

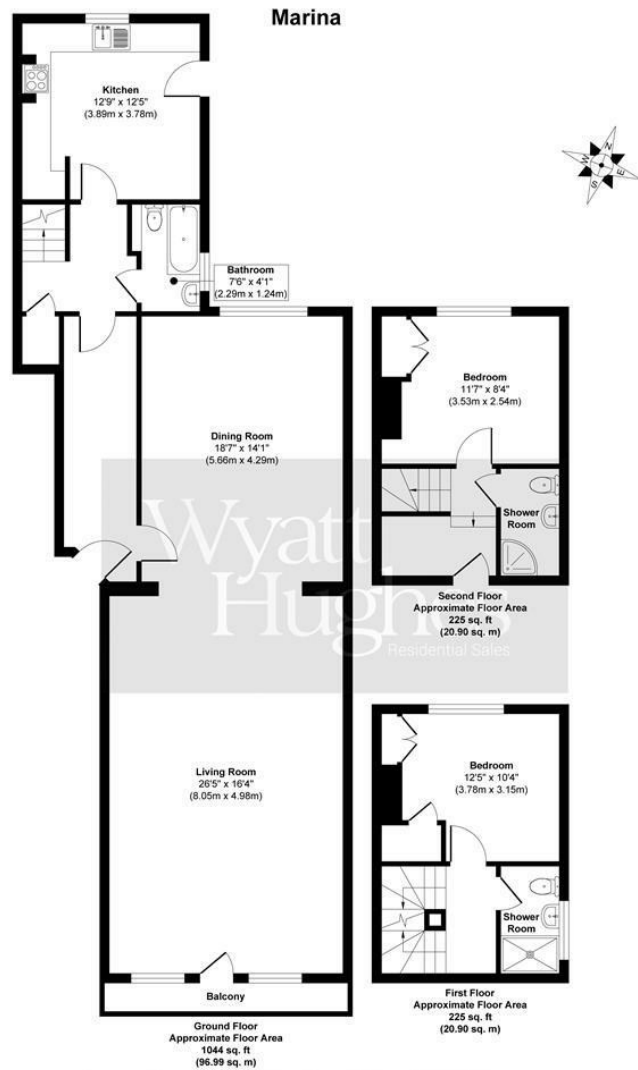
Located in an internal hallway, stairs ascend to the first floor where you'll find a delightful bedroom featuring restored floorboards, fireplace, built-in wardrobes and garden views. The bedroom is served by a modern shower room – with a corner shower unit, low-level WC, basin and heated towel rail. Ascend further to the second floor, and you'll discover the perfect study area on the landing, plus a second bedroom overlooking the rear garden and another beautifully-renovated shower room.

Continuing the heritage theme, the garden offered with the property contains a wealth of stonework, providing character to the tiered levels. A patio area can be found immediately outside, whilst steps lead past a retaining wall to the lawned exterior space, which has huge potential for green fingered enthusiasts.

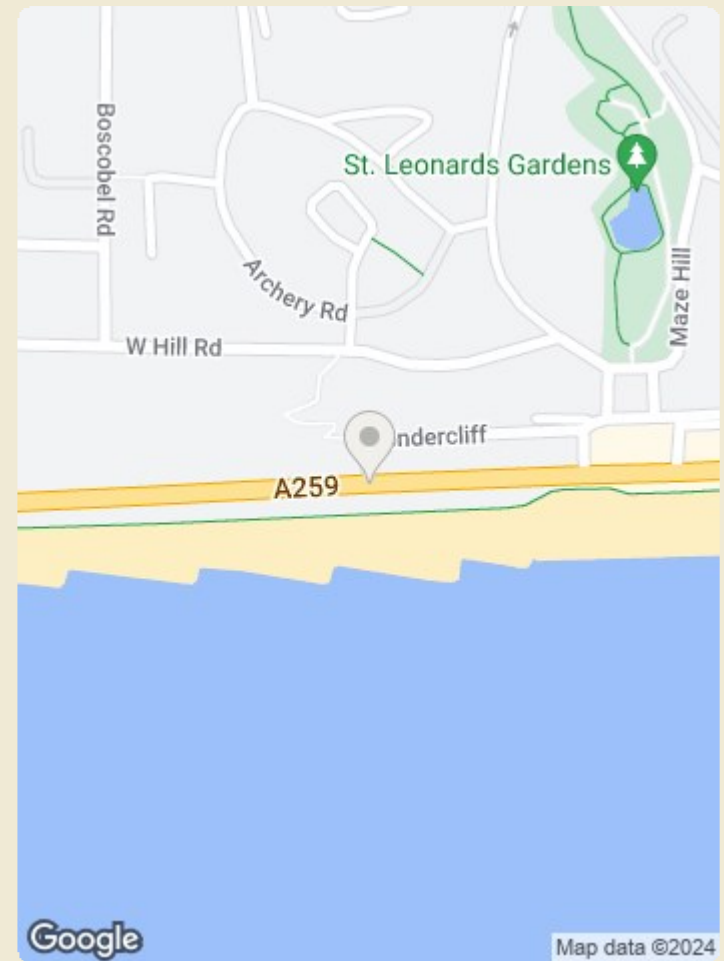
Along with being excellently situated near to the coast, this magnificent property is minutes away from a range of independent shops, eateries and Hastings' hotspots, meaning that you're ideally positioned to enjoy all that this coastal town has to offer.

- 1494 sq ft
- 120 Year Lease
- Share of the freehold
- Tax band A
- £1,800 Service Charge
- £100/month into a sinking fund
- EPC rating D
- Ground rent £0





**Approx. Gross Internal Floor Area 1494 sq. ft / 138.79 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



| Energy Efficiency Rating                    |  | Current                 | Potential | 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 |           | <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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