



Wyatt
Hughes
Residential Sales

Marine Court
St. Leonards-On-Sea, East Sussex TN38 0DN
Offers over £128,000 Leasehold - Share of Freehold

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Marine Court, St. Leonards-On-Sea, East Sussex TN38 0DN

STUNNING apartment on the 5th floor of Marine Court (listed Grade II) offering magnificent SOUTH FACING views over the English Channel.

The apartment has been carefully restored and retains most of its ORIGINAL FEATURES from 1938. 23.5 ft reception room with SPECTACULAR SEA VIEWS, this apartment boasts the largest reception room of its type.

Large double bedroom with uninterrupted views towards the conservation area of St Leonards on Sea. Large kitchen with direct access to the rear open walkway and views towards East Ascent. Large bathroom with window. Double glazing throughout.

Original features include all doors and handles, fitted wardrobes in the bedroom and cupboards in the kitchen, parquet floor in the kitchen, tiles, sanitary ware, pelmets, full working heating system and switches.

Marine Court is undergoing an extensive refurbishment programme, with works well underway.

The apartment's service charge is projected to remain at £9,400 per annum for the next 8 to 9 years, the majority of which will be going towards the major refurbishment works. CONSTANT HOT WATER is included in the service charge, so is 24 hr portorage, step free access via the lifts, daily rubbish collection. The electrical bills for this flat, for heat and light, are minimal, some £200 per annum.

- Grade 2 listed
- One double bedroom
- 5th Floor
- Sea views
- Tax band A
- No ground rent payable
- Share of the freehold
- 948 years remaining on the lease
- £9400/year service charge



Marine Court

Approximate Gross Internal Area = 59.92 sq m / 644.97 sq ft

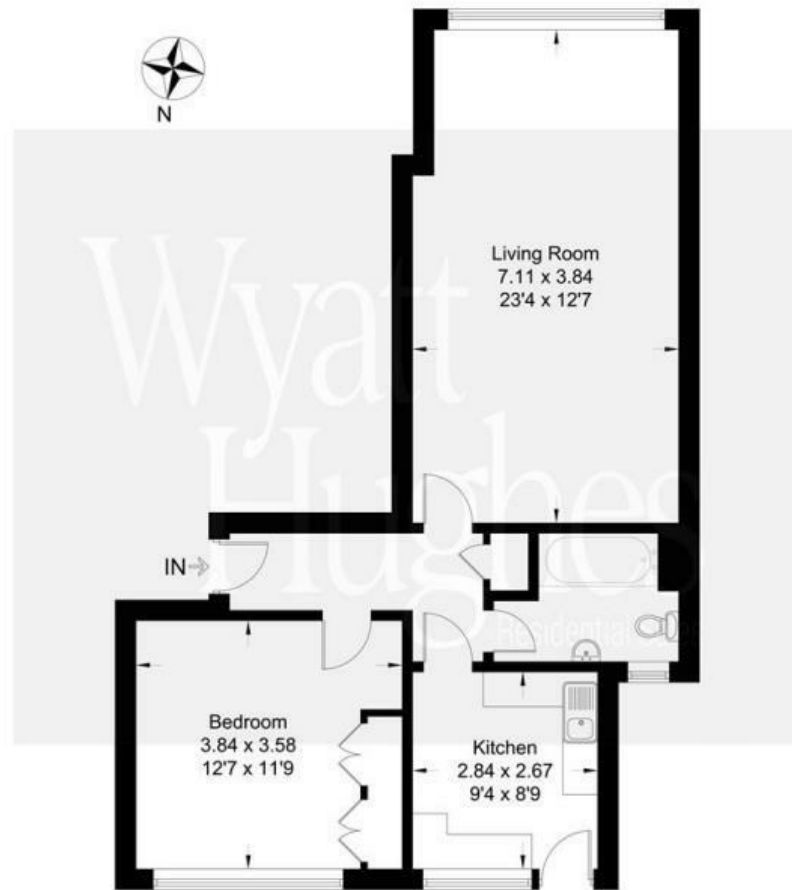
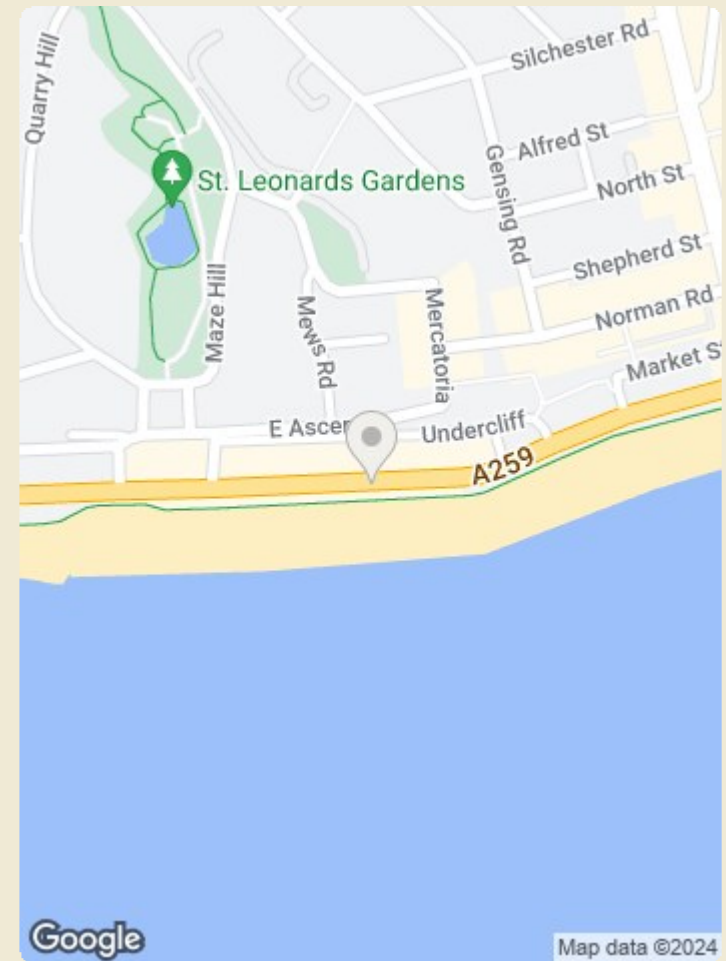


Illustration for identification purpose only, measurements are approximate, not to scale.



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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