



Wyatt
Hughes
Residential Sales

Marine Court
St. Leonards-On-Sea, TN38 0DZ

Offers in excess of £42,000 Leasehold - Share of Freehold

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Set at the rear of this iconic grade 2 listed building, this studio flat is in need of some updating, but it's a perfect opportunity for the right buyer to add their own stamp and make it theirs.

The flat itself is comprised of one room with a kitchen and a separate bathroom/wc.

This property is in an ideal location for those who want to be close to all the amenities that St Leonards has to offer. It's just a short walk away from the promenade and beach, as well as plenty of fantastic shops, bars and restaurants that this vibrant town is known for.

For those who commute, there are excellent transport links nearby with regular bus services and trains running from St Leonards Warrior Square station. The nearest motorway junction is just a few miles away, making it easy to access other local towns across East Sussex.

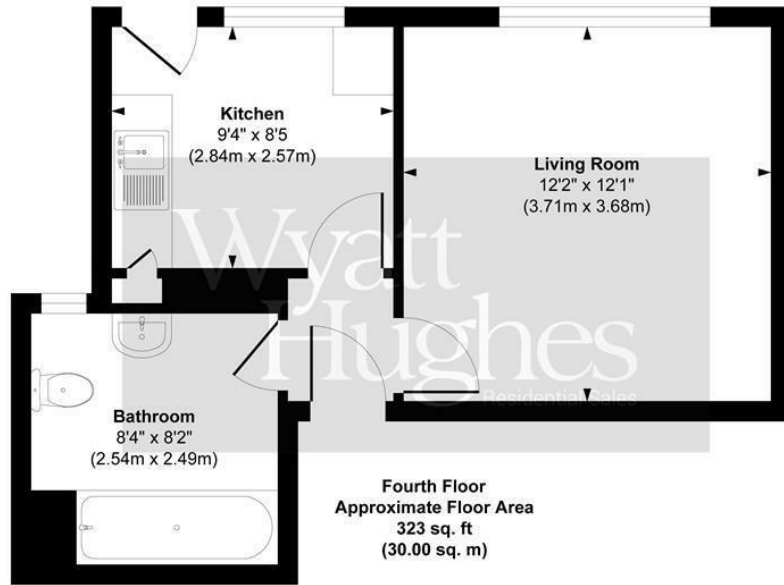
This property could be ideal for someone looking for a holiday getaway, or perhaps an investment opportunity. It's a rare chance to purchase a piece of history in this sought-after area.

If you'd like to find out more about this unique property, please don't hesitate to get in touch – we'd love to show you around!

- Council Tax A
- Share Of Freehold
- £6,247.71 Service Charge Per Annum
- Studio Apartment
- EPC D
- 900 Year Plus Lease
- £0 Ground Rent
- Iconic Grade II Listed Building

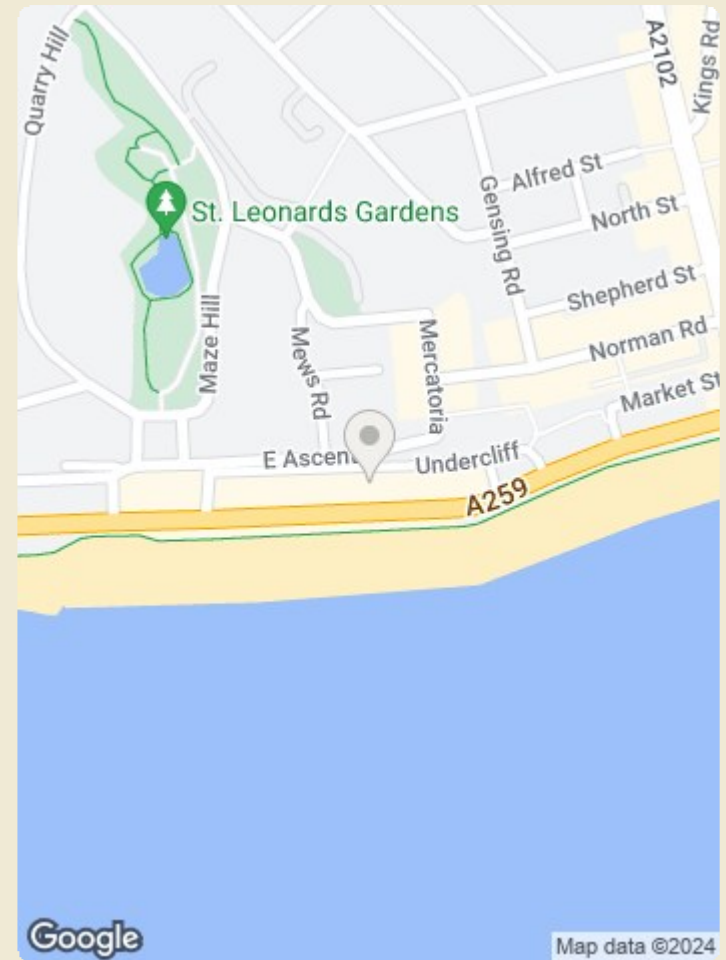


Marine Court



Approx. Gross Internal Floor Area 323 sq. ft / 30.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		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

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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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