



**Marine Court**  
**St. Leonards-On-Sea, East Sussex TN38 0DW**  
**£400,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Welcome to this penthouse home on the top floor of the historic Marine Court building, set on St.Leonards seafront.

Being one of only four penthouses on the top floor, this rare to market home is bursting with plenty of features; the most enviable being the large wrap-around balcony with uninterrupted views over the sea and St.Leonards town. Internally this home has been finished to a top spec, with a modern fitted white suite kitchen with integrated appliances, large contemporary bathroom with walk-in rainforest shower, three good sized bedrooms and bright living room, offering stunning sea views.

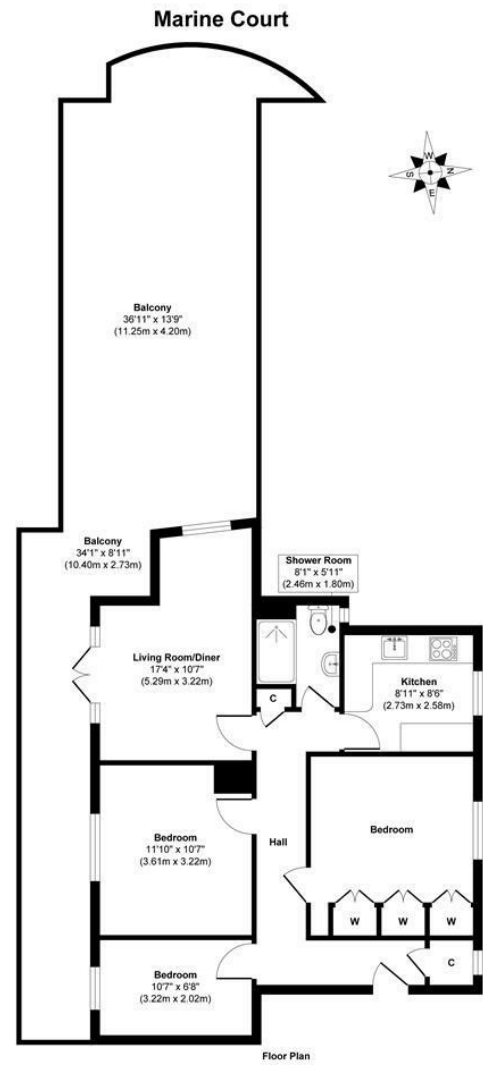
Marine Court is a Grade II listed, 1930s built block of apartments with communal lift and 24 hour on site porter, there is no gas to the building and all water bills are including in the service charge.

Marine Court was designed by architects Kenneth Dalglish and Roger K Pullen with overt references to the Cunard White-Star Line Queen Mary, which had entered commercial transatlantic service in 1936.

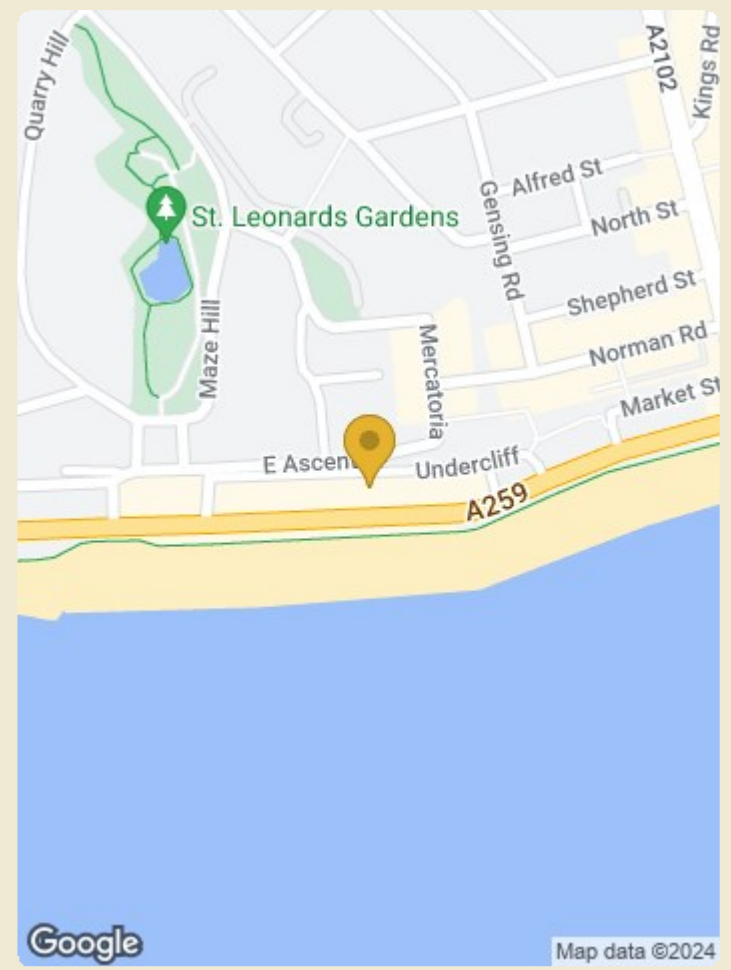
This unique home is available with local agent Wyatt Hughes, get in touch to arrange your viewing today.

- Council Tax B
- Wrap Around Balcony Access
- Share Of Freehold
- £0 Ground Rent
- Three Bedrooms
- Penthouse Home
- Grade II Listed Building
- £10,080PA Service Charge
- Modern Throughout
- Stunning Views





**Approx. Gross Internal Floor Area 736 sq. ft / 68.39 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		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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