



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

£195,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

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

A 8th floor, two bedroom apartment in the iconic, Grade 2 listed Marine Court, situated directly on the Marina within the heart of the town, on the seafront and amongst a wide array of independent restaurants, bars, cafes and local shops all footsteps from your front door.

A communal entrance hallway with concierge service and stairs or passenger lift leading to the 8th floor. The apartment has a south facing 20ft living/dining room which enjoys an outlook to the sea. This leads to the centrepiece of this property, a private south facing enclosed balcony - an ideal area to entertain or just relax and enjoy the outstanding and far reaching sea views.

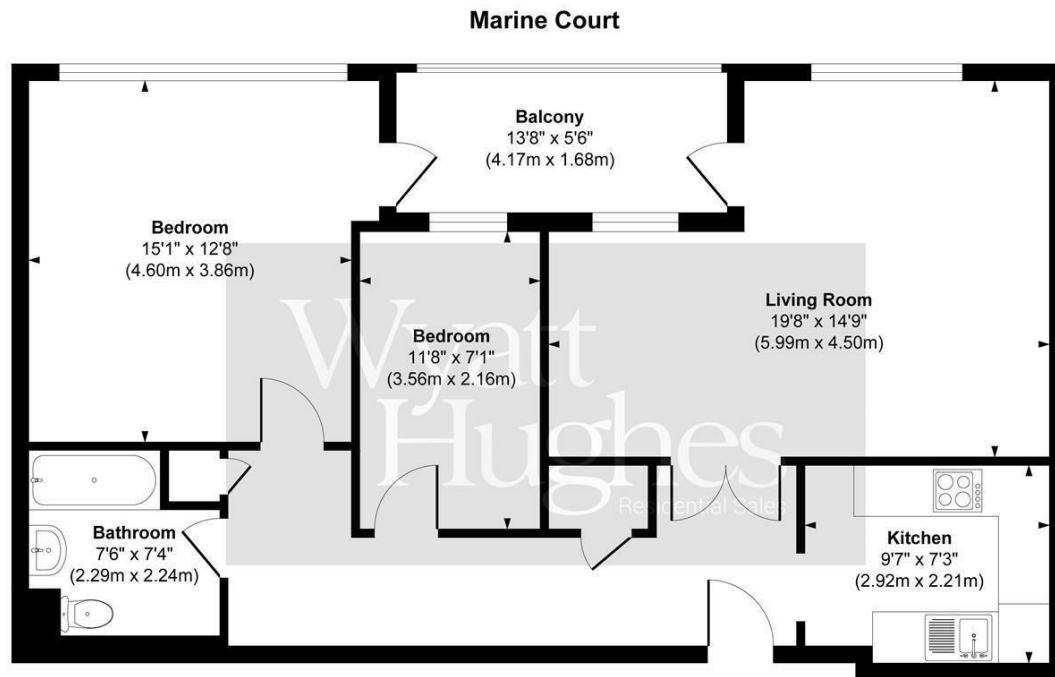
There are two good sized bedrooms, both facing the front again with sea views and one has access onto the balcony and the sea view. There is a stylish fitted kitchen and fitted bathroom suite.

The property will be sold with vacant possession and no onward chain. Held on the balance of a 133 year lease, this is a opportunity to acquire a fine seafront apartment.

Contact local agent Wyatt Hughes today.



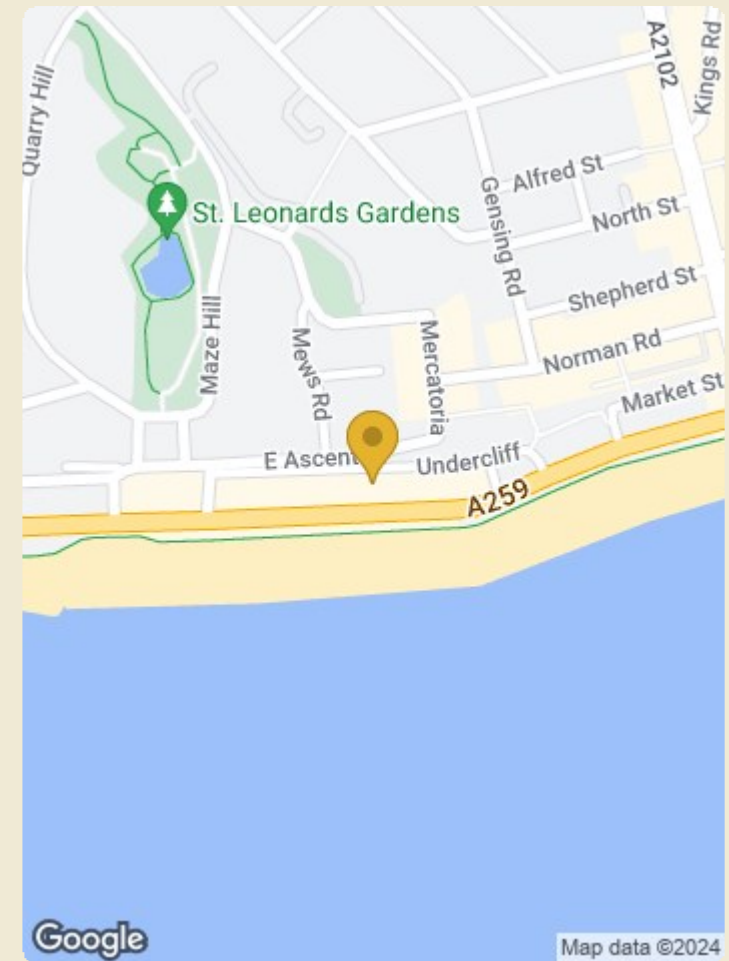
- TWO BEDROOM SEAFRONT HOME
- COUNCIL TAX B
- 133 YEAR LEASE FROM 1972
- £20 GROUND RENT PER ANNUM
- 8TH FLOOR
- ART DECO STYLE BUILDING
- SHARE OF FREEHOLD
- £10,080 SERVICE CHARGE PER ANNUM
- CHAIN FREE
- GRADE II LISTED



Floor Plan
Approximate Floor Area
808 sq. ft
(75.06 sq. m)

Approx. Gross Internal Floor Area 808 sq. ft / 75.06 sq. m

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



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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

