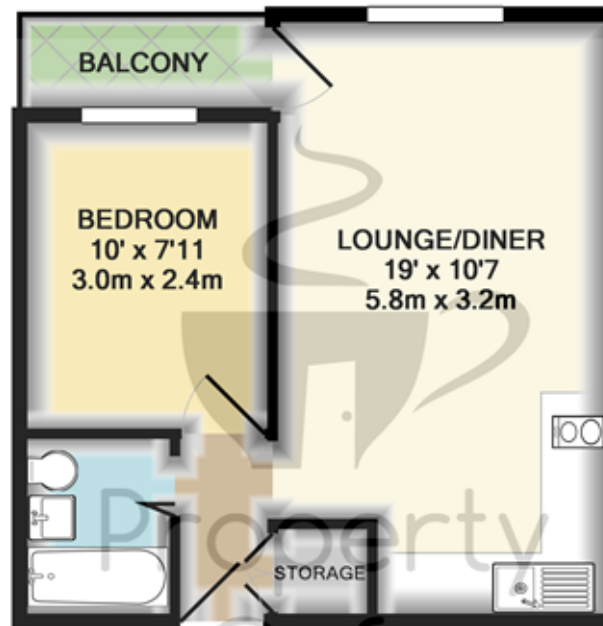




55 Marina, St Leonards On Sea, East Sussex, TN38 0BQ
£750 pcm



TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Cafe are delighted to offer this stunning purpose built sixth floor seafront apartment to the lettings market, situated along the marina and conveniently placed close to West St Leonards mainline railway station, an array of local shops, bars and restaurants and benefiting from the picturesque panoramic views. Internally the property comprises; a good size double bedroom, a spacious open plan living room with modern fitted kitchen, a modern fitted bathroom with shower over bath and a private full glass balcony. Additional benefits include, designer electric heating and double glazing throughout, neutral white colour scheme with laminate flooring, security entry phone system and lift access to all floors. Properties such as these rarely become available and as such, viewings are highly recommended. A minimum annual income of £22,500 per household is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £173.07

5x Week security deposit = £865.38

Minimum annual affordability = £22,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.

- Balcony with picturesque sea views.
 - One bedroom apartment.
 - Double glazing throughout.
 - Modern fitted kitchen.
- Finished to a high standard throughout.

Receptions: 1
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

- 6th floor purpose built apartment with lift access.
- Modern fitted bathroom with shower over bath.
 - Open plan lounge/diner.
 - Designer electric wall heaters.
 - Available now on a long let.