



Flat 9 Marina, St Leonards On Sea, East Sussex, TN38 0BQ  
£625 pcm







Property Cafe are delighted to offer to the lettings market this ground floor studio apartment situated along the marina and conveniently placed close to West St Leonards mainline railway station, an array of local shops, bars and restaurants. Internally this property comprises; Entrance hall, leading onto a modern fitted shower room and a low level W.C, a modern fitted kitchen with integrated oven and hob and a large studio with ample space. This wonderful property offers neutral colours and floor coverings, full double glazing, electric heating, 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 £18,750 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.

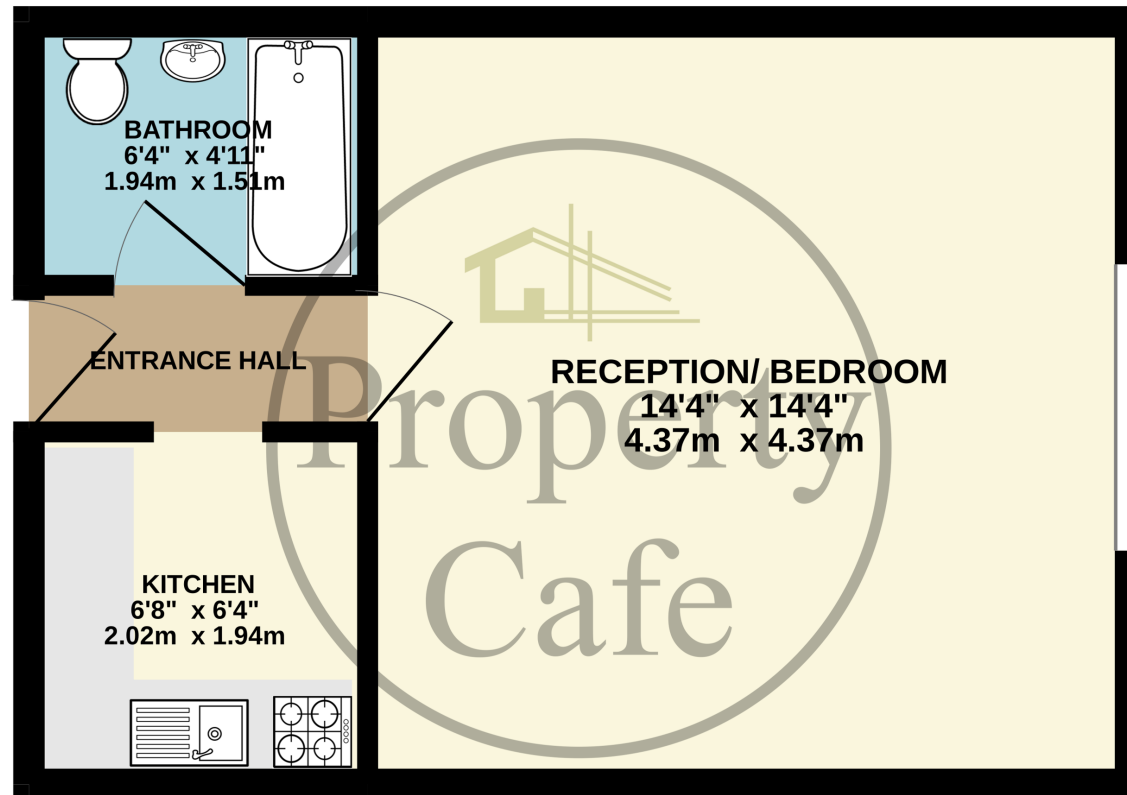
1x Week holding deposit = £144.23

5x Week security deposit = £721.15

Minimum annual affordability = £18,750



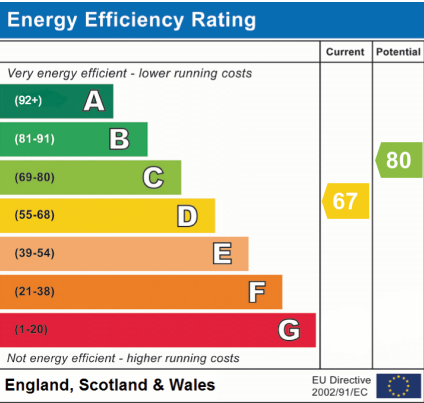
**GROUND FLOOR**  
**297 sq.ft. (27.6 sq.m.) approx.**



**TOTAL FLOOR AREA : 297 sq.ft. (27.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Receptions: 1  
Council Tax: Band A  
Council Tax: Rate 1703  
Parking Types: On Street.  
Heating Sources: Double Glazing. Electric.  
Electricity Supply: Mains Supply.  
EPC Rating: D (67)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTC.  
Accessibility Types: Lateral living. Lift access.



Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Studio apartment to let.
  - Modern kitchen.
- Modern shower room/wc.
  - Sea front location.
- Security entryphone system and lift access.

- Long let available.
- Close to amenities.
  - Modern decor.
  - Available now.
- Double glazing and electric heating.