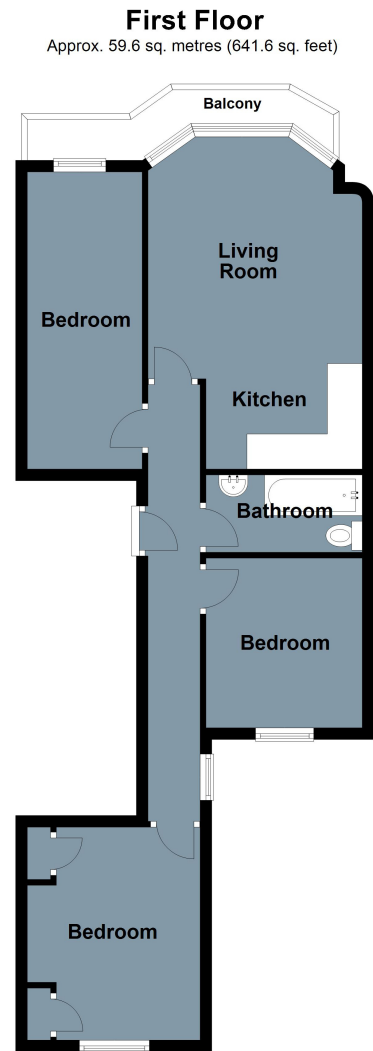


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total area: approx. 59.6 sq. metres (641.6 sq. feet)
 For illustration purposes only - not to scale



Flat 3 | 40 Marina, St Leonards-on-Sea, East Sussex TN38 0BT **£250,000 leasehold**

An extremely well located first floor three bedroom flat that has recently been the subject of general redecoration, new floor coverings, a replacement kitchen and bathroom. Enjoying a bay fronted living room, the flat has direct views to the English Channel and is opposite the promenade.

Stunning Sea Views
 Open Plan Living

First Floor
 New Lease

No onward Chain
 Newly Fitted Kitchen and Bathroom

New Floor Coverings

Description

A three bedroom first floor flat occupying this attractive bay fronted villa with stunning views of the English Channel and coastline situated adjacent to the promenade and beach and only a short stroll from local shops, pubs and both Warrior Square and West St Leonards railway station. This first floor flat is within a handsome bay fronted residence on Marina and has recently benefited from general redecoration, replacement floor coverings, an updated kitchen and bathroom. The flat benefits from gas central heating, double glazing and the accommodation provides up to three bedrooms and a large reception room. Free parking is available on Marina and Sea Road opposite. There is a bus stop with services into Hastings and Bexhill approximately 40m from the property. Viewing is highly recommended to appreciate the convenient location and wonderful views.

Directions

From West St Leonards Station proceed down the hill onto Bexhill Road turn left and proceed along the seafront. Go past Grosvenor Gardens on your right and the property will be found immediately on the left.

What3Words: ///influencing.took.count

THE ACCOMMODATION

With approximate room dimensions comprises;

COMMUNAL ENTRANCE HALL

Stairs to first floor, door to

ENTRANCE HALL

With telephone entry.

LIVING ROOM

20' 1" x 12' 1" (6.12m x 3.68m) max, with 9'2 bay window with direct sea views, railing enclosed opening into the

KITCHEN AREA

8' 10" x 5' 1" (2.69m x 1.55m) With a range of base and wall mounted kitchen cabinets providing cupboards and drawers with spaces and plumbing for appliances, fitted low level oven and a working surface incorporating a stainless steel sink and four ring gas hob with extractor fan above.

BEDROOM

16' 7" x 6' 6" (5.05m x 5.03m) With window opens to give access to the front balcony with sea views,

BATHROOM

8' 7" x 4' 4" (2.62m x 1.32m) Fitted with a white panelled bath with tiled surround, shower curtain rail, pedestal wash hand basin, mirror fronted medicine cabinet.



BEDROOM

9' 5" x 8' 0" (2.87m x 2.44m) With window to rear.

BEDROOM

12' 5" x 8' 5" (3.78m x 2.57m) With window to rear, recessed lighting, wall mounted gas boiler, bed recess with painted pelmet, two cupboards.



LEASE DETAILS

A new 125 year lease will be granted.
Maintenance - shared between the five flats in the building.
Ground Rent - TBC



COUNCIL TAX

Hastings Borough Council
Band A - £1,624.98



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.