

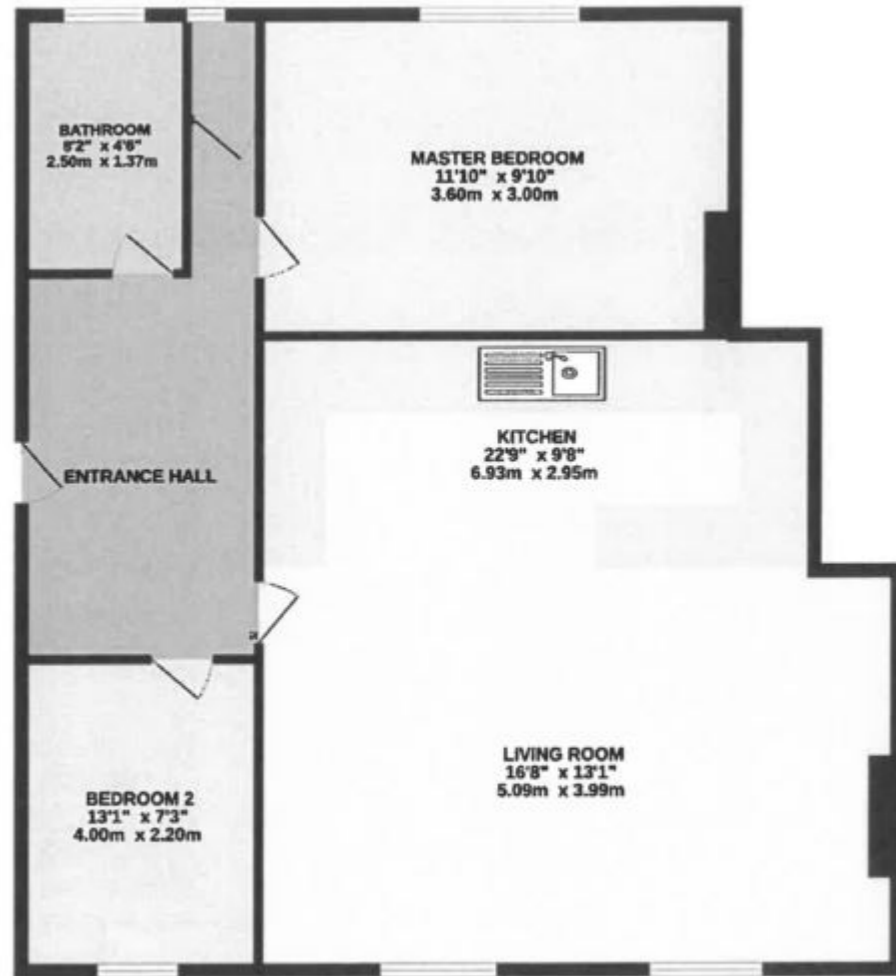


Athlone Court

£180,000

Flat 1, 90-91 Marina
St Leonards On Sea
TN38 0BL





Abbott & Abbott are offering for sale this spacious two bedroom, lower floor flat, situated in a seafront location.

The property is offered for sale with no onward chain and has central heating and double glazing.

The location is ideal with St Leonards Beach and seafront directly opposite. Hastings Town Centre and the railway station, with its direct links to London Victoria are approximately 30 minutes level walk away from the property. A further 10 minute walk away is the vibrant Hastings Old Town with its array of cafes and bars, shops and restaurants.

Entrance Hall

Entry phone, radiator, heating thermostat, and fuse box

Living Room

Spacious open plan living room, with wood effect flooring, feature fireplace with brick hearth, two windows, and two radiators.

Kitchen

6.93m x 2.95m (22' 9" x 9' 8")
 Open plan design with single drainer sink and mixer tap, range of wood effect floor and wall level storage cupboards, drawers, work surfaces, cooker point, plumbing for washing machine, and some wall tiling.

Bedroom 1

3.60m x 3.00m (11' 10" x 9' 10")
 Good size bedroom with a radiator, wood effect flooring, and dimmer.

Bedroom 2

4.0m x 2.20m (13' 1" x 7' 3")
 Radiator.

Bathroom

White suite comprising of a panelled bath, pedestal wash basin, wall tiling, and a radiator.

Separate WC

White WC, boiler, and wall and floor tiling.

Outside

Sole use of front courtyard, adjacent to the flat.

Outgoings and Other Information

Tenure: Leasehold
 Lease: New Lease - 99 years
 Ground Rent: £50pa)
 Service Charge: £1,000pa - anticipated for year 1

Council Tax Band: A
 (Rother District Council)
 EPC: 69/C