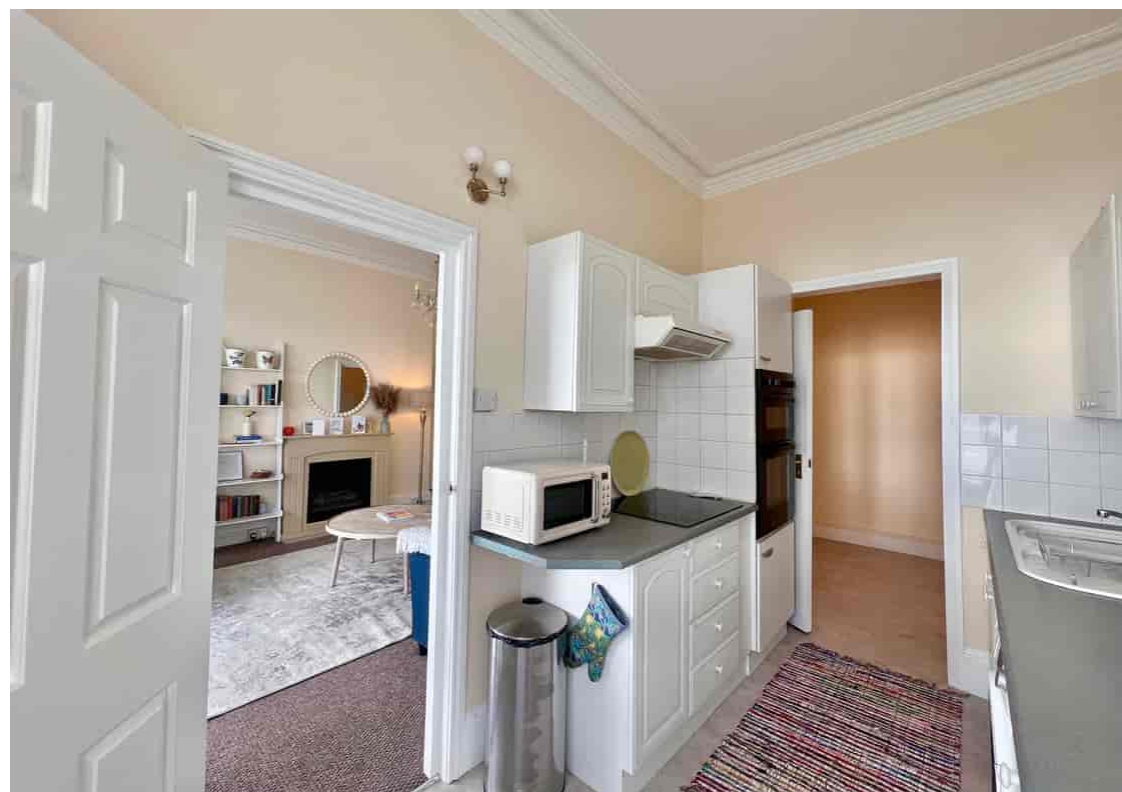




Flat 3, 88 Marina, St Leonard's-on-Sea, East Sussex, TN38 0BL
Stunning 2 Bedroom Apartment With Panoramic Sea Views £259,950 - Leasehold





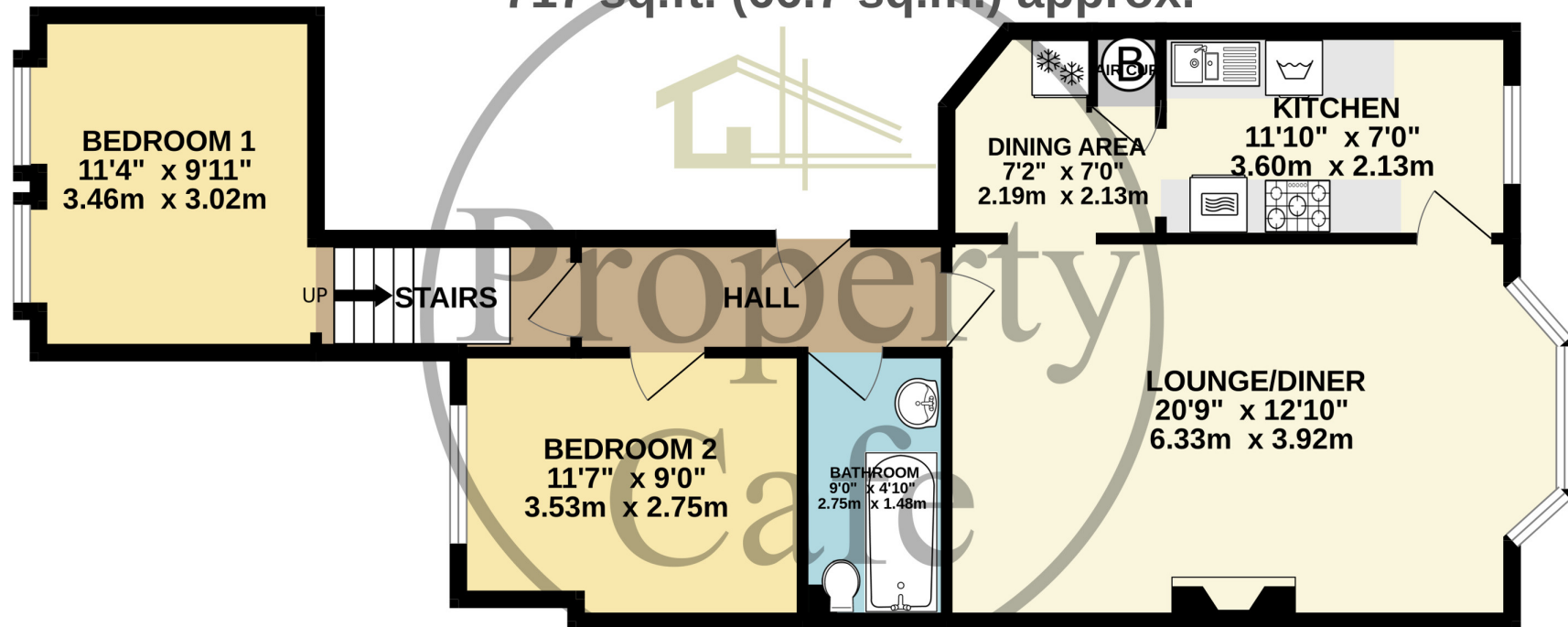
A Two Bedroom Second Floor Victorian Apartment With Stunning Sea Views * Spacious Lounge-Diner With Large Sash Bay Window * Fitted Kitchen Including Integrated Appliances * One Double and One Large Single Bedroom * A Modern Fitted Shower Room * A Secure & Well Presented Communal Hall * Energy Efficient Electric Heating * A Recently Redecorated Apartment Throughout * Sought After St Leonards Seafront Location * Offered For Sale With No Onward Chain * Viewing Highly Recommended.

Location : The property is situated in a highly sought after Seafront Location & within walking distance of St Leonards-on-Sea which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.



GROUND FLOOR

717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.7 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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: E (46)
Annual Service Charge: 2000
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



A Second Floor Seafront Flat For Sale With Bay Window and Panoramic Sea Views * Fitted Kitchen Including Integrated Appliances
 * Master Bedroom Offering Split level At The Rear Of The Property* One Double and One Large Single Bedroom * Fitted Shower
 Room * Secure & Presentable Communal Area * Electric Storage Heating * Neutral Presented Throughout * Sought After Seafront
 & St Leonard's Location * Sold With No Onward Chain * Viewing Highly Recommended.





Situated in a very sought after and convenient Sea Front location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and st Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Spacious 2nd Floor Seafront Apartment
 - South Facing Lounge With Stunning Views
 - Fitted Kitchen and Dining Area
 - Neutral Decor & Carpets Throughout
 - Large Original Sash Bay Window
 - Secure & Well Presented Communal Hall
- Efficient Electric Heating
 - Modern Fitted Bathroom Suite
 - Recently Redecorated Throughout
 - Sought After St Leonards Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended