



Flat 8, 2nd Floor, 108 Marina, St Leonards on Sea, East Sussex, TN38 0BP  
£835 pcm







Property Cafe are delighted to offer to let this fantastic second floor apartment situated in the popular St Leonards Marina, with excellent transport links into Hastings town centre and its variety of bars/restaurants and shopping outlets. Internally the accommodation in brief comprises, Secure communal hallway with stairs rising to the flat and a Large inner hallway with storage cupboard, two good size double bedrooms, a modern fitted shower room with high gloss aqua panelling, a modern fitted kitchen with integrated oven and hob and a spacious South facing lounge overlooking the stunning coastline offer ample space for relaxing dining and entertaining guests. Additionally the property has been decorated in neutral tones throughout and benefits further from traditional sash windows, tall ceilings with cornice mouldings and gas fired central heating. The property is available now on a long let and a minimum annual income of £25,050 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

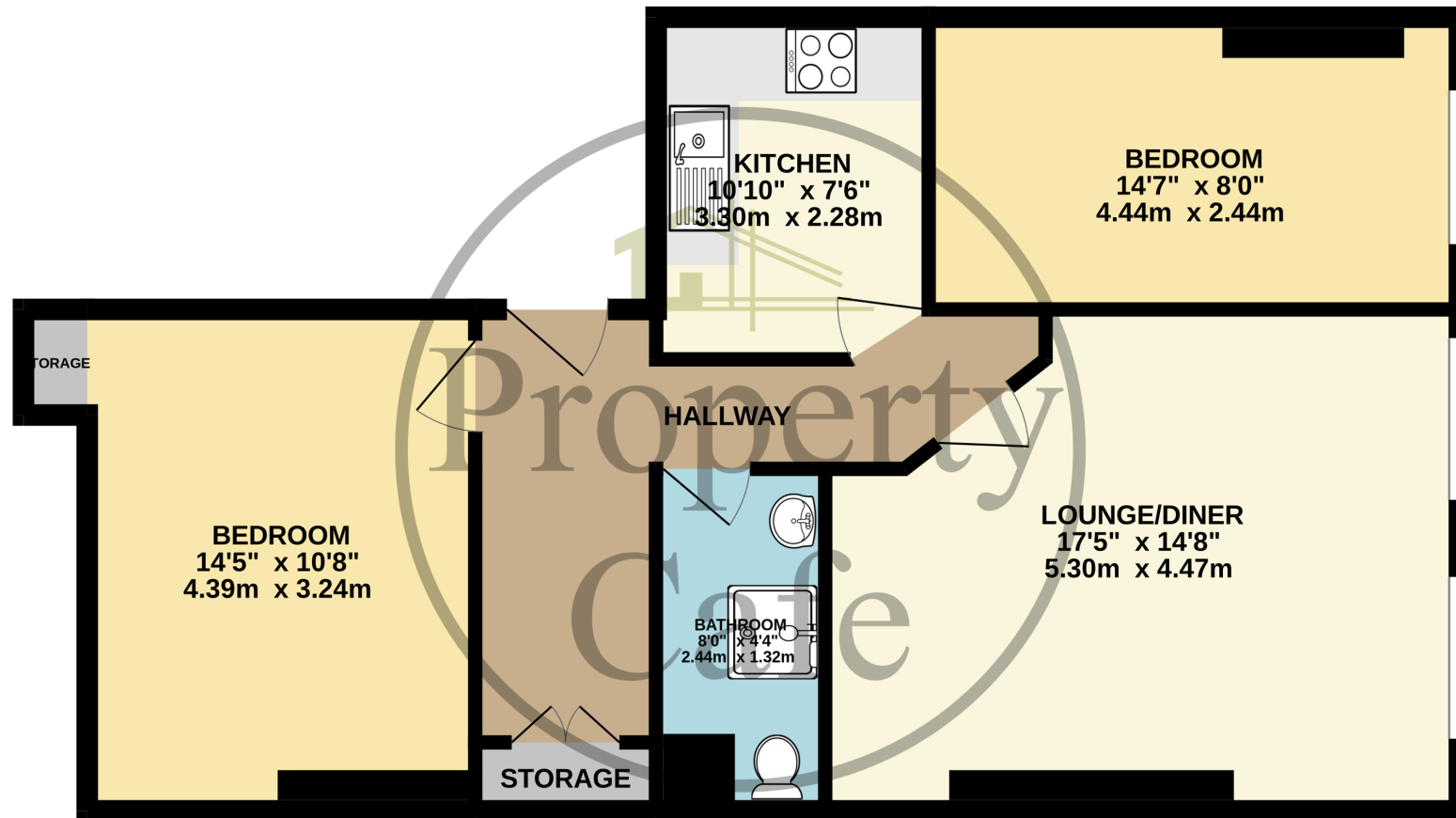
1x Week holding deposit = £192.69

5x Weeks security deposit = £963.45

Minimum annual income required - £25,050.00



**GROUND FLOOR**  
**680 sq.ft. (63.2 sq.m.) approx.**



**TOTAL FLOOR AREA : 680 sq.ft. (63.2 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 1703  
**Parking Types:** Permit.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

- Stunning coastline views.
- Traditional Victorian features.
  - Two double bedrooms.
  - Gas fired central heating.
- Second floor apartment to let.

- South facing lounge/diner.
- Excellent transport links into Hastings town centre.
  - Neutral decor throughout.
  - Modern fitted kitchen.
  - Modern fitted shower room.