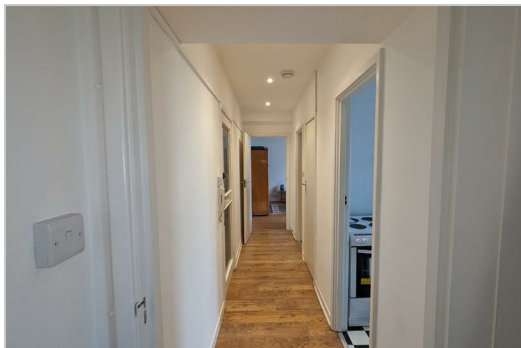




**177 Marine Court, St. Leonards-On-Sea, TN38 0DN**  
**£850 PCM**

Located on the fifth floor at the end of iconic Marine Court. A beautifully presented one bedroom apartment with access to a small outside balcony enjoying sea views. Fully furnished, available from May 1st, for a minimum term of 6 months. Sorry no pets permitted in the lease.



- Beautiful One Bedroom Apartment
- Fully Furnished in Stylish 1930s theme
- Available May 1st, min 6 months
- Outside Balcony Area with view along the promenade
- Iconic Marine Court Building

Escape to the seafront with this charming apartment right on the fabulous St Leonards seafront!

Below the Marine Court, there are some great restaurants and cafes to choose from, as well as being within easy walking distance to St Leonards town centre. St Leonards is one of the places to be on the south coast, creating its own bohemian vibe with a wealth of eateries, boutiques, art galleries, and the brilliant Kino Eye cinema.

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Marine Court Block A has all been recently refurbished inside and out. The apartment itself has been redecorated and stylishly furnished to create a cosy contemporary home.

The kitchen is separate from the living room, and there is a fridge freezer and washing machine/dryer provided. Large bright living room with sofas, and flat screen TV. Big main bedroom with 1930s themed double sized bed. Bathroom with shower over bath.

Situated at the end of the building to the east, the outside walkway doubles as a great balcony to sit with 2 chairs and a table, enjoying the sea air. This walkway is only

shared with the apartment at the far end, but the chairs and table cannot be out there permanently.

Sorry no pets due to the lease.

Electric portable heaters and electric fire.

Fully furnished with trendy 1930s theme. Available from May 1st for min 6 months.

Council tax - Band A

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	67	71		67	71

