

**RUSH
WITT &
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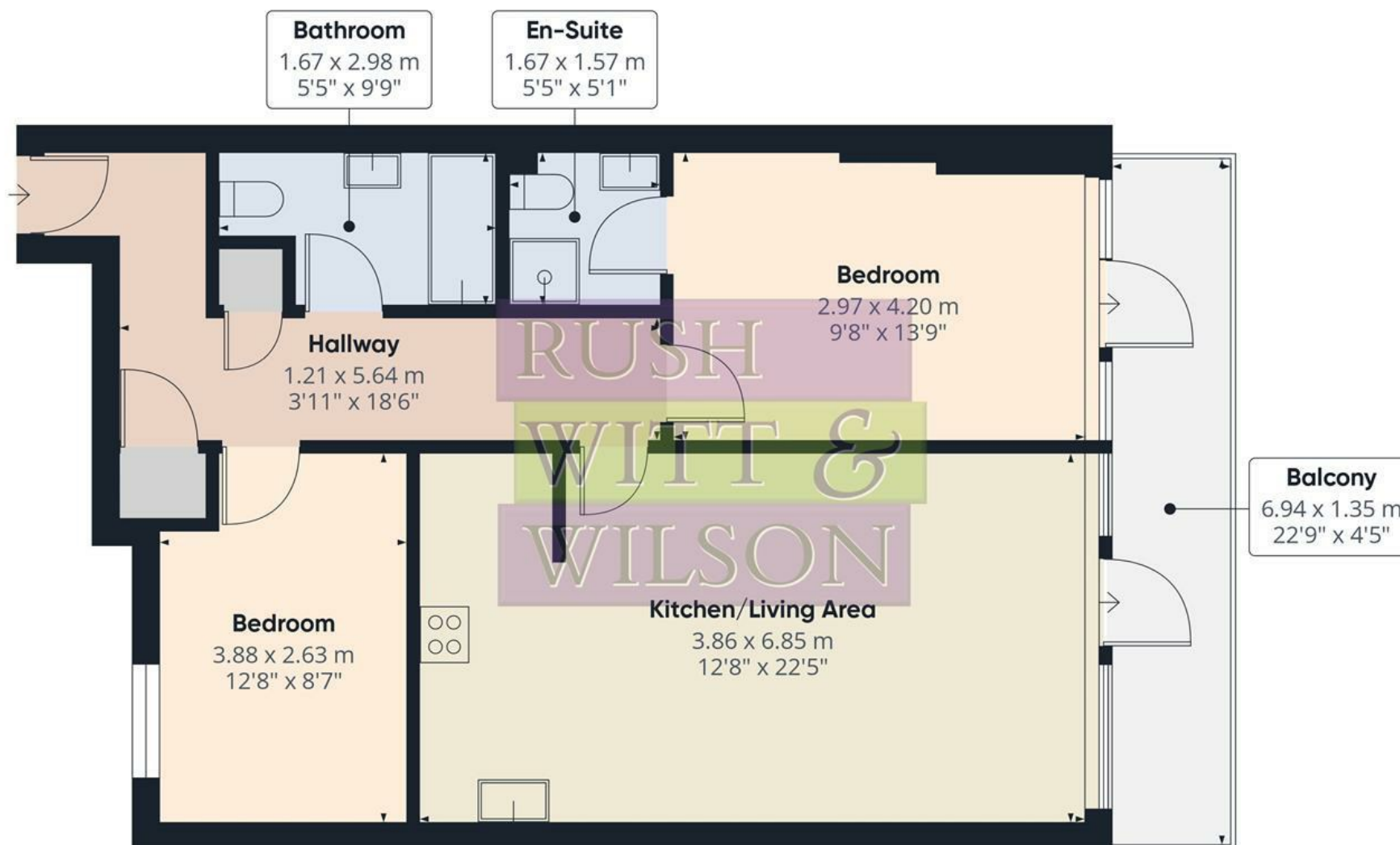
12 Marina Park Seaside Road, St. Leonards-On-Sea, TN38 0AQ
Offers In Excess Of £325,000

Nestled along the picturesque Seaside Road, this charming two bedroom apartment offers a delightful blend of comfort and coastal living. With direct panoramic sea views, the property boasts a spacious open-plan kitchen and living room, perfect for both relaxation and entertaining. The main bedroom features an en suite shower room, providing a private sanctuary for its occupant. Residents will appreciate the convenience of a lift serving all floors, ensuring easy access throughout the building. Additionally, the flat includes an allocated parking space, a valuable asset in this sought-after seaside location. For those who enjoy an active lifestyle, the communal amenities are truly exceptional. The property features a swimming pool, sauna, and gym, all available for residents' use, promoting a healthy and enjoyable living experience. This flat is not just a home; it is a lifestyle choice, offering the perfect retreat by the sea. Whether you are looking to relax on your balcony while soaking in the stunning views or take advantage of the local amenities, this property is sure to impress. Don't miss the opportunity to make this seaside haven your own.









Approximate total area^m

66.1 m²

711 ft²

Balconies and terraces

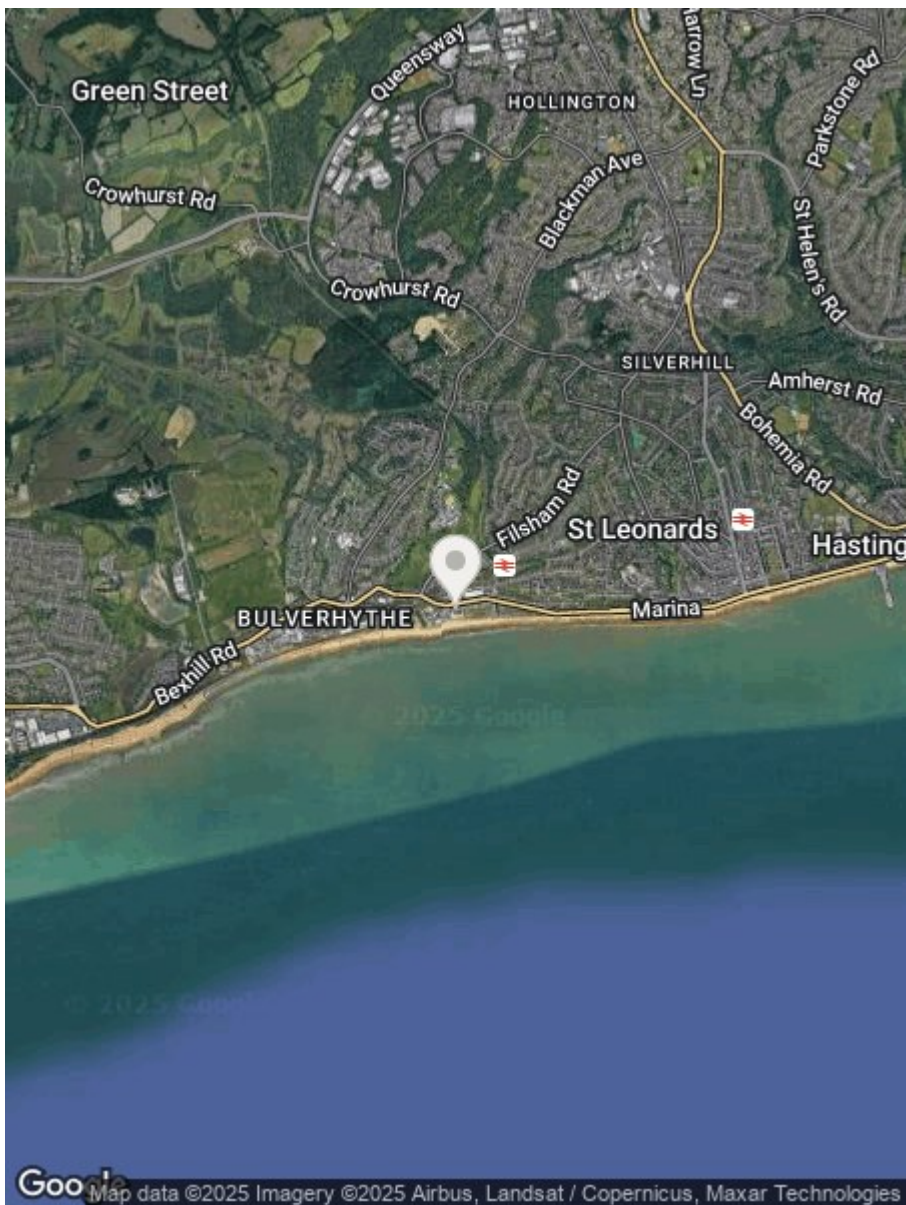
9.3 m²

100 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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