

**RUSH
WITT &
WILSON**



128a Marina, St. Leonards-On-Sea, TN38 0BN
£249,950 Leasehold

Nestled in a prime seafront location, this beautifully presented two bedroom lower ground floor apartment offers a rare combination of coastal living and private outdoor space. Boasting a generous total area of approximately 49.8 sq m (536 sq ft), this home is ideal for first-time buyers, holiday homeowners or buy-to-let investors. The accommodation comprises a bright and spacious open-plan kitchen/living area measuring over 16 ft in length, perfect for entertaining or unwinding after a day by the sea. To the front, a well-proportioned double bedroom (11' x 13'11) offers comfort and privacy. A further versatile room (6'9 x 10'8) could be used as a second bedroom, study or dressing room. The modern bathroom is well-appointed, and a welcoming hallway connects the layout seamlessly. One of the standout features is the private rear garden, an inviting outdoor space ideal for al fresco dining, morning coffee or simply soaking up the coastal air. Offered with a brand new lease, and gas central heating, this apartment combines period charm with practical modern living, all moments from the beach, promenade and local amenities









Approximate total area⁽¹⁾

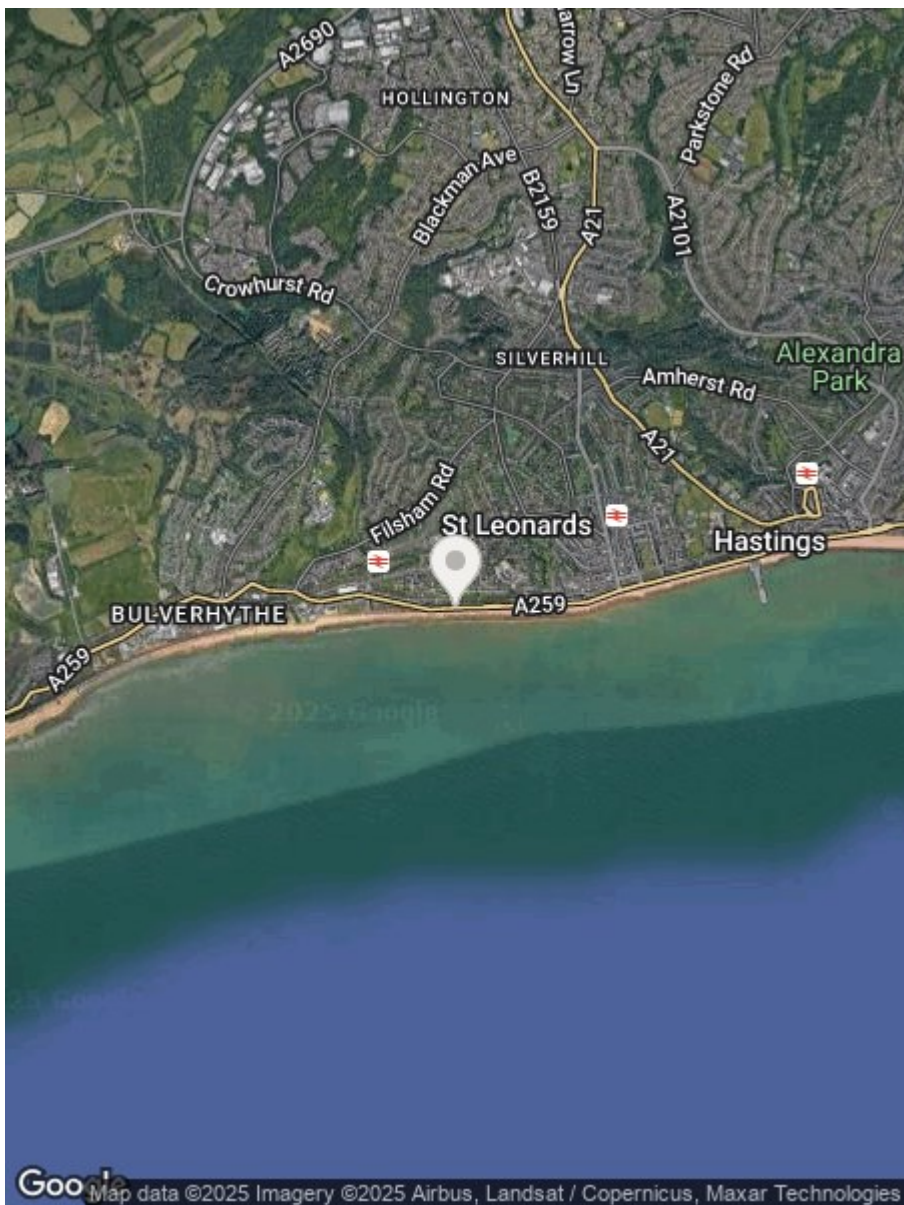
49.8 m²


536 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band –

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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