

**RUSH  
WITT &  
WILSON**



**The Penthouse, 17 Marina Park Seaside Road, St. Leonards-On-Sea, TN38 0AQ  
Offers In The Region Of £425,000 Leasehold**

**This exquisite top floor penthouse apartment on Seaside Road offers a delightful blend of comfort and luxury. With two well-appointed bedrooms, one of which boasts an en suite shower room, this property is perfect for those seeking a serene coastal lifestyle. The spacious living room is bathed in natural light and provides stunning direct sea views, creating a tranquil atmosphere for relaxation or entertaining guests. The kitchen is thoughtfully designed, featuring ample space for culinary pursuits, and includes a dedicated office area, ideal for those who work from home or require a quiet space for study. This flat is in good order throughout, ensuring a move-in ready experience for its new owners. The property also benefits from two private balconies, perfect for enjoying the fresh sea air and picturesque surroundings. Residents will appreciate the exclusive access to a communal swimming pool, providing a refreshing retreat during the warmer months. Additionally, the apartment comes with two designated car parking spaces, a valuable asset in this sought-after location. Whether you are looking for a permanent residence or a holiday retreat, this penthouse apartment offers an exceptional opportunity to embrace seaside living at its finest. Don't miss the chance to make this stunning property your new home.**









**Approximate total area<sup>(1)</sup>**

102.2 m<sup>2</sup>  
1100 ft<sup>2</sup>

**Balconies and terraces**

8.9 m<sup>2</sup>  
96 ft<sup>2</sup>

**Reduced headroom**

14.9 m<sup>2</sup>  
161 ft<sup>2</sup>

(1) Excluding balconies and terraces

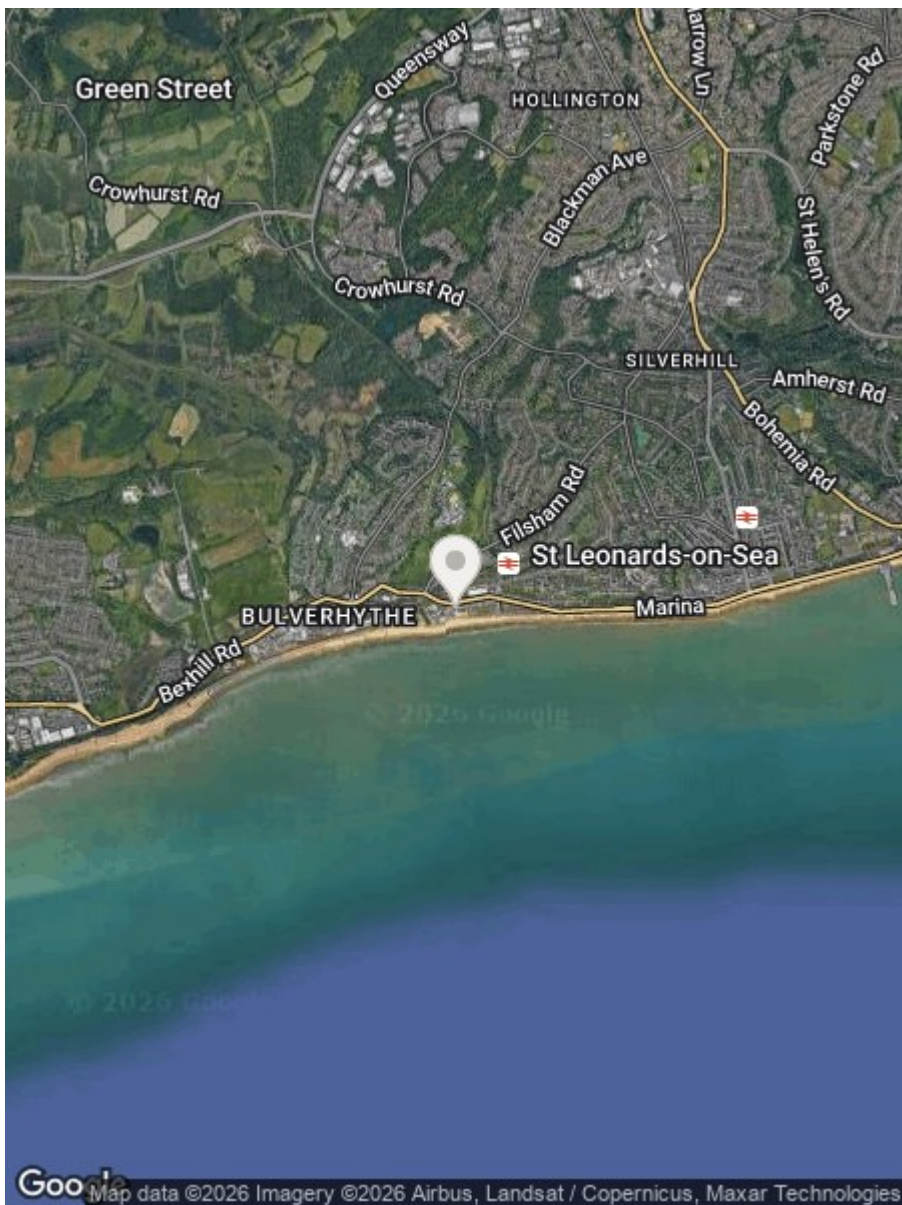
Reduced headroom

Below 1.5 m/5 ft

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                                   | 80                                                                                                          | 80        |
| (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 <sub>2</sub> ) Rating                  |                                                                                                             |           |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                     | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**