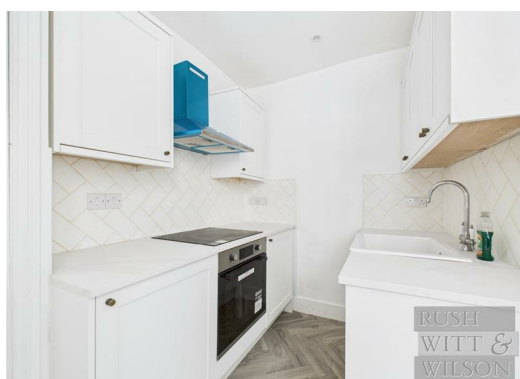




Hall Floor Flat, 128 Marina, St. Leonards-On-Sea, TN38 0BN £225,000 Leasehold

Stunning Hall Floor Apartment with Panoramic Sea Views & New Lease. Set within a prominent seafront building, this beautifully refurbished one-bedroom hall floor apartment enjoys spectacular elevated views across the coastline. Offering an ideal blend of period charm and modern convenience, the property is perfectly suited for those seeking a stylish coastal retreat, first-time home or investment. Spanning approximately 48.4 sq m (521 sq ft), the accommodation is light-filled and thoughtfully arranged. The generous bay-fronted reception room (14'5 x 13'2) provides the perfect spot to soak in the sea views, while the double bedroom (13'3 x 11'1) is well-proportioned and peaceful. A separate modern kitchen and smartly finished bathroom with separate wc complete the internal layout. The apartment has undergone a full refurbishment, combining contemporary finishes with timeless elegance, and is offered with the benefit of a brand new lease and gas central heating. Located moments from the beach, promenade, and local cafes, this turnkey property delivers on both lifestyle and location.





Approximate total area⁽¹⁾

48.4 m²
521 ft²

Reduced headroom

1.4 m²
15 ft²

(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.

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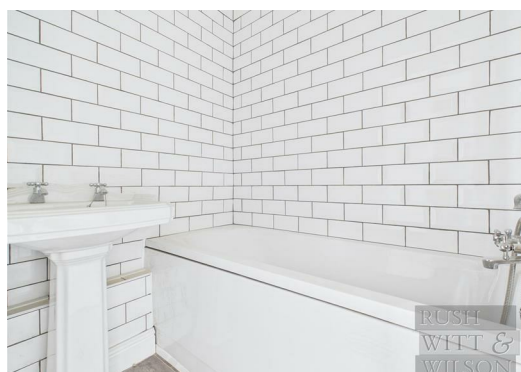
None of the services or appliances mentioned in these sale particulars have been tested.

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.



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	