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**82 Marine Court, St. Leonards-On-Sea, TN38 0DW
Offers In Excess Of £60,000 Leasehold**

Nestled in the charming area of St. Leonards-On-Sea, this two-bedroom flat in Marine Court presents a unique opportunity for those seeking a coastal retreat. Situated on the fifth floor of an iconic building, this purpose-built apartment boasts direct sea views that are sure to captivate any admirer of the ocean.

As you enter the property, you will find a spacious layout that offers ample room for creativity and personalisation. While the flat requires renovation, this presents an exciting chance to transform the space into your dream home by the sea. The property comprises a spacious living/dining room, kitchen, two bedrooms, sun room and bathroom. The communal lift provides easy access to the apartment, ensuring convenience for all residents.

This property is perfect for those looking for a bolt hole by the sea, whether as a holiday getaway or a permanent residence. The flat is offered chain free, allowing for a smooth and straightforward purchase process. With its prime location and stunning views, this apartment is a rare find in the market.

Embrace the potential of this flat and make it your own, all while enjoying the serene lifestyle that St. Leonards-On-Sea has to offer. Don't miss out on this exceptional opportunity to own a piece of coastal living.







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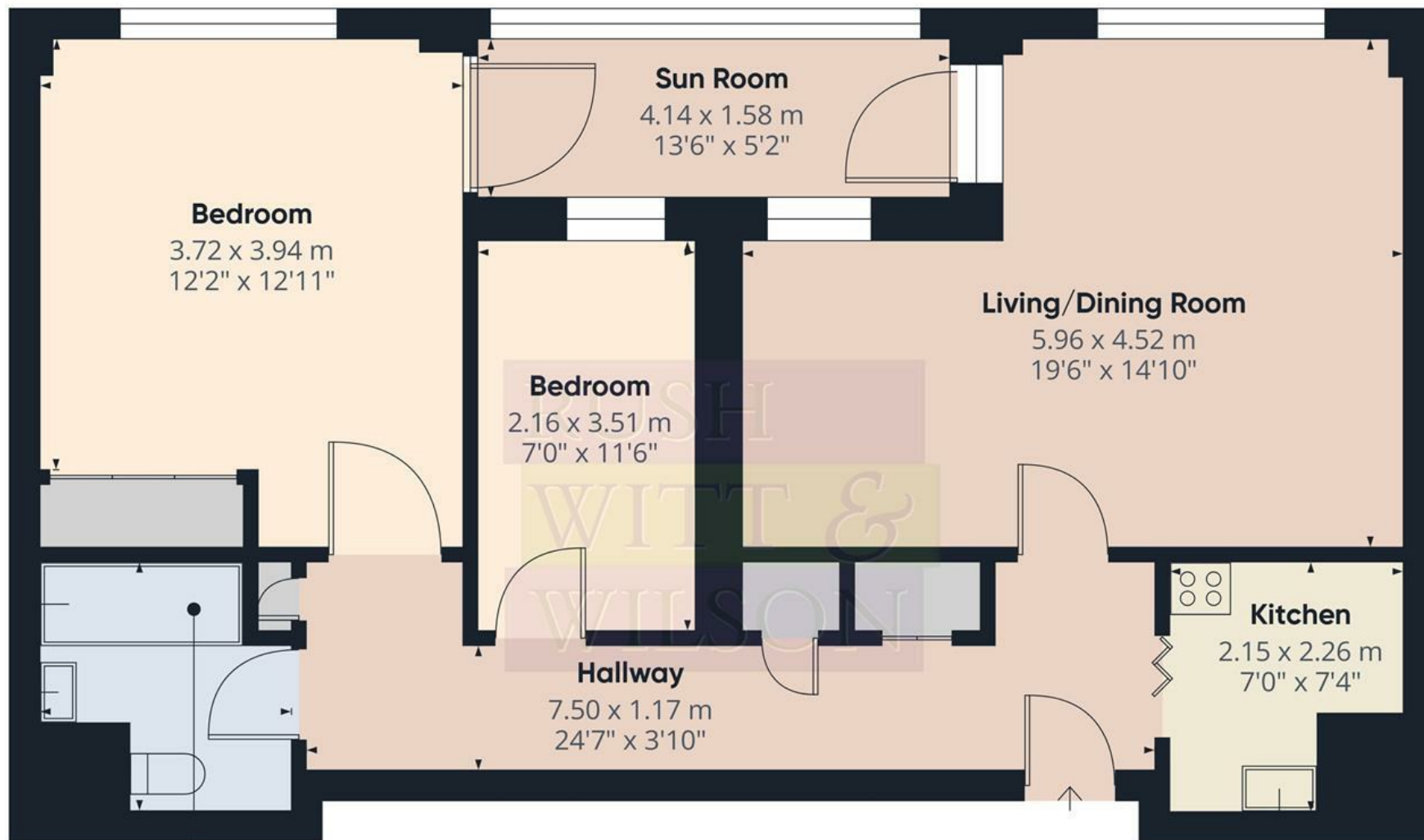
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Approximate total area⁽¹⁾

74.4 m²

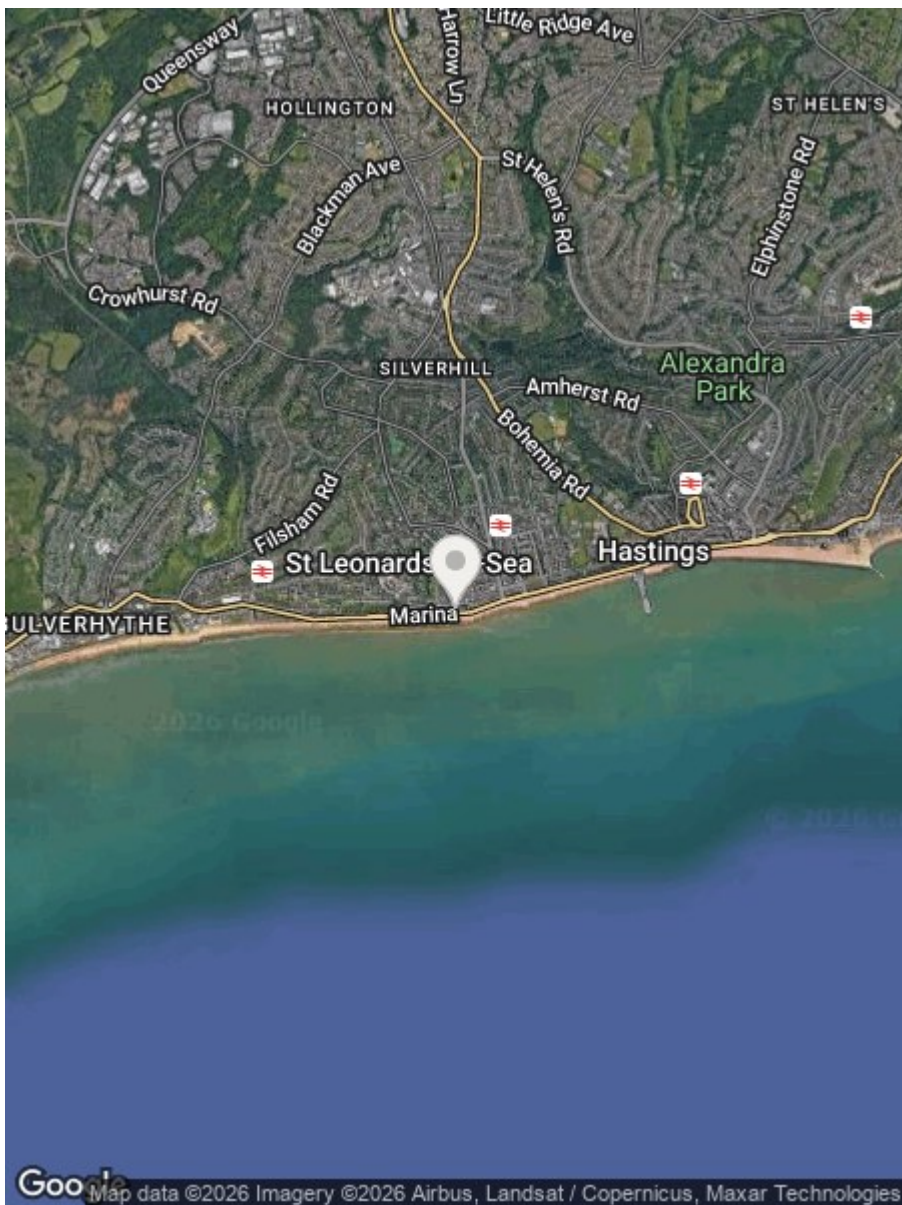
800 ft²

(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	

Council Tax Band - B

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).
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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>

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