

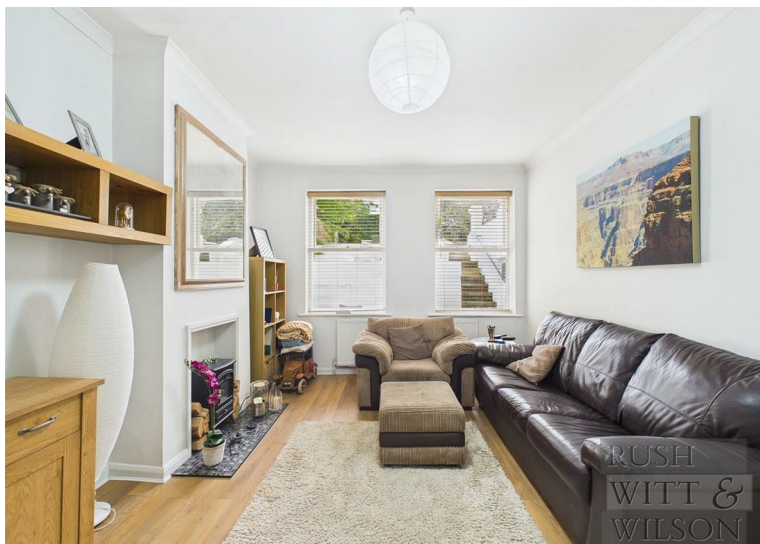
**RUSH
WITT &
WILSON**



**Lower Ground Floor, 8a Markwick Terrace, St. Leonards-On-Sea, TN38 0RE
Offers In Excess Of £200,000 Leasehold**

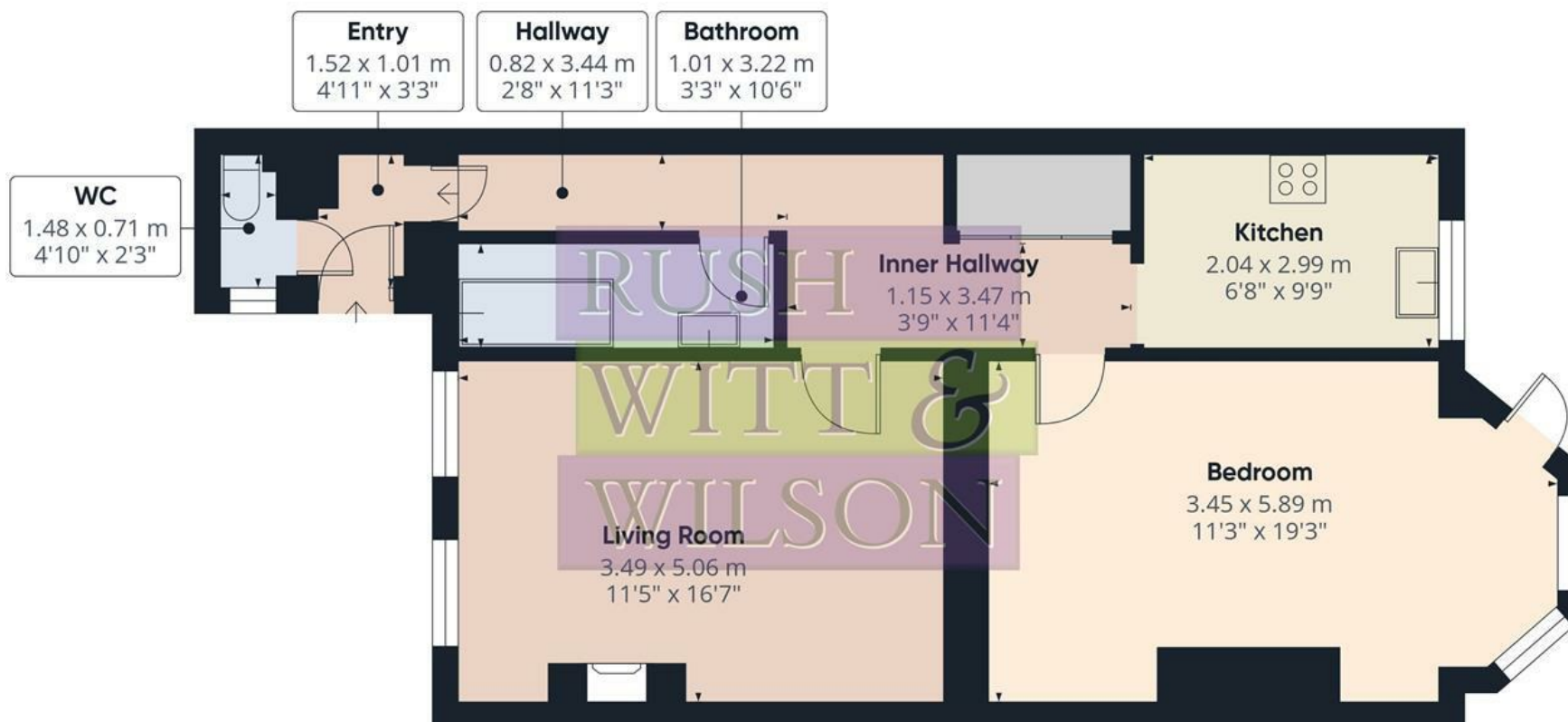
****CHAIN FREE ** NEW 125 YEAR LEASE UPON COMPLETION ****

Tucked away on the ever-popular Marwick Terrace in St Leonards-on-Sea, this charming chain free lower ground floor flat offers an inviting blend of character, comfort and coastal lifestyle. With private outside space to both the front and rear, the property is perfectly suited to relaxed mornings with coffee in the sun or alfresco dining on warm evenings. Inside, the apartment feels well balanced and practical, with a bright living room creating a welcoming central space to unwind or entertain. The separate kitchen offers excellent functionality, while the double bedroom provides a peaceful retreat. A bathroom and separate wc add further convenience and flexibility to the layout. Positioned within easy reach of the seafront, independent cafés, local shops and transport links, this is an excellent opportunity to enjoy everything St Leonards on Sea has to offer. Whether you are searching for a first home, weekend escape or investment purchase, this attractive apartment delivers both lifestyle and location in equal measure.









Approximate total area⁽¹⁾

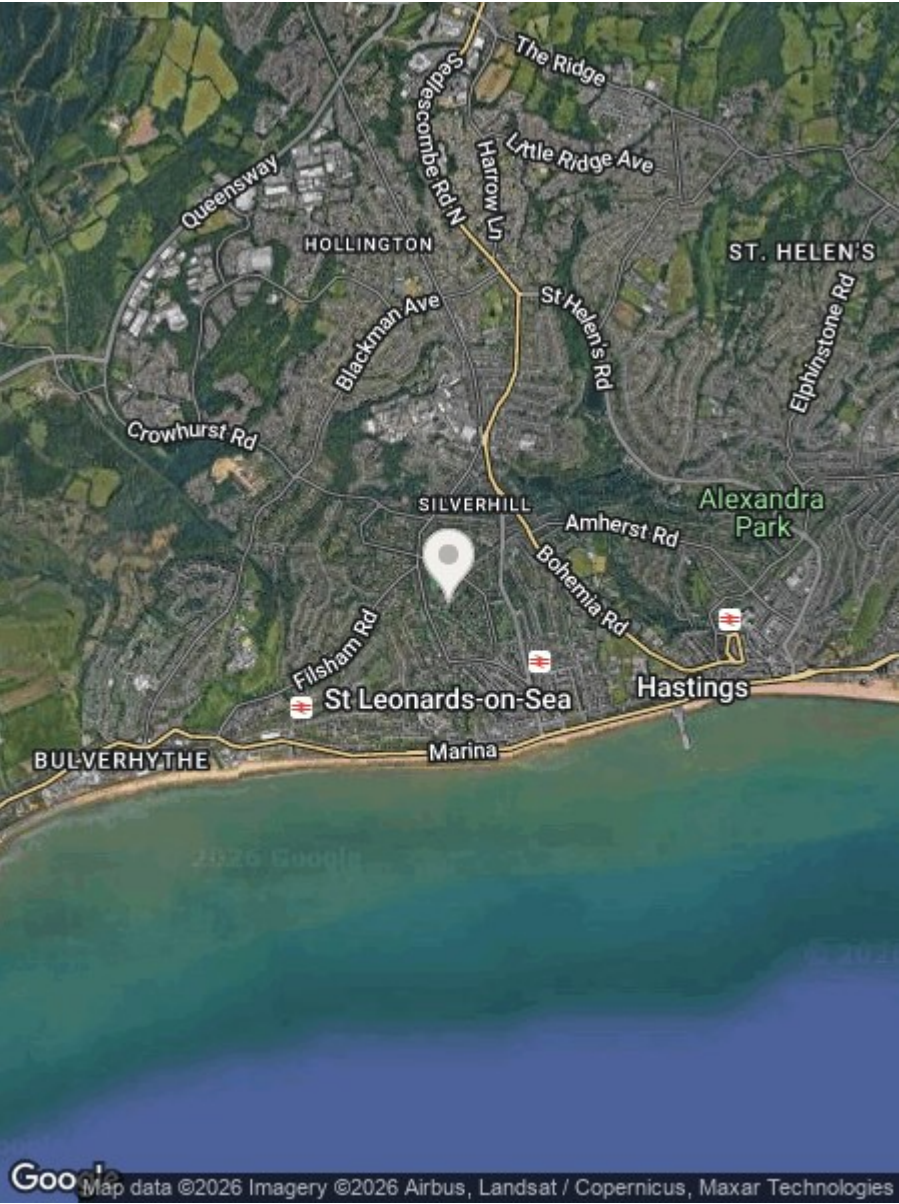
57.4 m²
619 ft²

(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 - A

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.
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