



**25 Marine Court,
St. Leonards-On-Sea, East Sussex TN38 0DN
£94,950**

Enjoying elevated views to the sea and across the seafront promenade this one bedroom second floor apartment forms part of this iconic Grade II Listed building constructed in the late 1930's offering a 24 hour porter service and passenger lifts. Found directly on the seafront it affords immediate ease of access to local amenities and just a short distance from the mainline railway station at St Leonards Warrior Square. The property benefits from double glazing, electric heating and accommodation comprising via the communal entrance of an entrance hall, reception room with elevated sea views, modern style kitchen, double bedroom with sea views and a bathroom/wc. Enjoying a long lease and a share of freehold, early viewings are encouraged via appointed agents Rush Witt & Wilson.



Communal Entrance Hall

With communal lift and stairs to the second floor, private part glazed entrance door leading through to:

Private Entrance Hall

Wall mounted intercom, inset shelved cupboard, doors off to the following:

Reception Room

15'6 x 12'1 (4.72m x 3.68m)

Double glazed windows to front offering sensational elevated views onto the seafront promenade and the sea, carpet as laid, telephone point, electric heater, tv aerial point.

Kitchen

7' x 7' (2.13m x 2.13m)

modern range of matching wall and base units with work surfaces over, electric hob with extractor above and oven set below, sink unit with side drainer and mixer tap, space and plumbing for concealed washing machine, fitted display cabinets, borrowed light from the adjoining room, wooden flooring.

Bedroom

15'6 x 7'2 (4.72m x 2.18m)

Double glazed windows to front enjoying sensational elevated views to the sea and the seafront promenade, carpet as laid, electric heater.

Bathroom

7'2 x 6' (2.18m x 1.83m)

Panel enclosed bath with mixer tap and shower spray attachment with fitted shower curtain, towel rail, pedestal wash hand basin, low level wc, tiled floor.

Tenure

Lease

999 years from 1972. Share of Freehold.

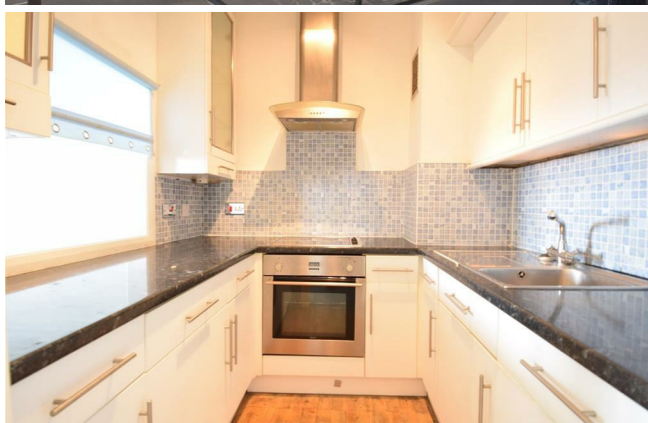
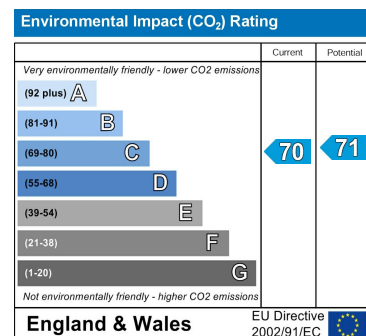
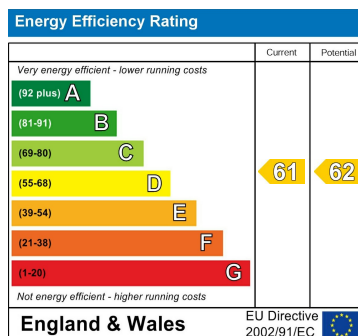
Maintenance

Approximately £4,000 per annum to include hot water, buildings insurance and a contribution to renovation works.

Agents Note

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.



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