



Flat 5, 17, Marina, St. Leonards-On-Sea, TN38 0DP

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented SPLIT LEVEL TOP FLOOR MAISONETTE, situated directly on St Leonards seafront, enjoying STUNNING UNINTERRUPTED SEA VIEWS across the channel.

Ideally located within easy reach of Warrior Square railway station and just a short walk away from a variety of independent shops, cafe's and restaurants.

Accommodation is arranged over two floors comprising a good sized landing leading to a spacious OPEN PLAN LIVING ROOM with DIRECT SEA VIEWS and being open plan to a MODERN FITTED KITCHEN with INTEGRATED APPLIANCES, a DOUBLE BEDROOM and a bathroom. To the upper floor there is a MASTER BEDROOM with BUILT IN WARDROBES and an EN SUITE SHOWER ROOM. The property also benefits from double glazing, gas central heating and FAR REACHING VIEWS across the channel.

Early viewing comes highly recommended, please call the owners agents now to avoid disappointment.

COMMUNAL FRONT DOOR

With entry system, stairs rising to the top floor, private front door opening to:

ENTRANCE HALL

Further stairs rising to the landing with telephone entry point, radiator, inset ceiling spotlights, door opening into:

LOUNGE-KITCHEN

16'8 max narrowing to 11'7 x 16'6 (5.08m max narrowing to 3.53m x 5.03m) Double built in cupboard with shelving space and electric consumer unit, LED inset ceiling spotlights, television point, radiators, two double glazed windows to front aspect providing views out toward the sea, opening to:

KITCHEN

11' x 7'6 (3.35m x 2.29m)

Fitted with a range of eye and base level units, ample countertop space, stainless steel sink with mixer tap, cupboard housing the wall mounted combi boiler, four ring electric hob with extractor above and electric oven below, integrated fridge freezer, dishwasher and washing machine, part tiled flooring,

part tiled walls, double glazed window to front aspect providing views out to the sea.

BEDROOM

14'2 max x 11'10 max (4.32m max x 3.61m max)

Under stairs storage alcove, additional built in wardrobe with hanging space and shelving above, radiator, LED inset ceiling spotlights, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and mains pressure shower overhead, wash hand basin, low level dual flush wc, part tiled walls, extractor fan, frosted double glazed window to rear aspect.

Stairs rising to:

BEDROOM

16' max x 13'9 max into eaves (4.88m max x 4.19m max into eaves)

Further built in wardrobes with additional shelving, two Velux windows, radiator, opening to:

EN-SUITE

Walk in shower with mains pressure shower head, part tiled walls, wash hand basin with mixer tap and storage below, vanity mirror, additional shelving, chrome style heated towel rail, extractor fan, inset ceiling spotlights, double glazed Velux window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: TBC

Service Charge: Approximately £1800 per annum.

Ground Rent: £0

Council Tax Band: A





TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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			
EU Directive 2002/91/EC		59	74
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			