



**Marine Court**

**St Leonards-On-Sea, TN38 0DW**

**£160,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Marine Court, St Leonards-On-Sea, TN38 0DW

Seafront apartment in Marine Court, built in 1938 in Art Deco style to resemble the Queen Mary Cunard Ocean Liner. This well presented one-bedroom flat is situated at 'Sun Deck' level on the third floor with a large south facing terrace overlooking the beach, sailing club and the expanse of sea with views towards Beachy Head and Hastings. The constant view of the English Channel and distant horizon is invigorating and uplifting.

The wonderfully bright living room, with direct access to the terrace, provides a comfortable haven throughout the seasons whatever the weather, whilst maintaining the joy of the sea view. The living space is also large enough to incorporate a dining area should the weather be unsuitable for al fresco eating on the terrace. The dual aspect of the accommodation facilitates views of the conservation area from the kitchen and bedroom at the rear of the property. The kitchen is fitted out with integral appliances in clean practical lines whilst retaining historic cupboards and wood block flooring. The large bedroom incorporates original built-in wardrobes whilst leaving space for additional furniture and dressing. The bathroom is more akin to a previous era but with functional period fittings.

The block enjoys 24-hour concierge facilities, constant hot water, CCTV security, four lifts, on-site maintenance and cleaning, together with daily refuse and weekly recycling collections from flat front doors. The service charge is split between the general services and the remainder for block renovation, redecoration and the repairs programme.

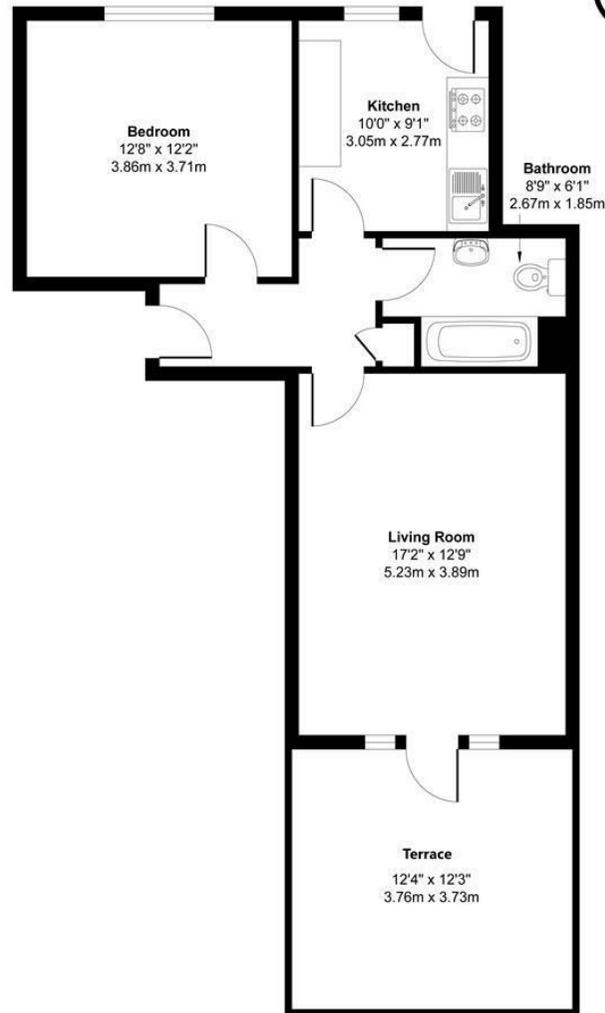
Marine Court is Grade II Listed and positioned within the Burtons' St Leonards Conservation Area, with extensive independent shops, restaurants and galleries. The promenade links directly to historic Hastings and its many commercial and recreational facilities. St Leonards Warrior Square station has a main line service to London and Brighton.



- South facing seafront location
- Main line Rail Station nearby
- Large terrace overlooking the beach
- Free Street Parking
- Set within iconic Art Deco Marine Court
- Share of Freehold with 945 year Lease
- Council Tax A. £9338 Service Charge
- Close to Shops & Restaurants
- 24-hr Concierge & Security
- Offered Chain Free

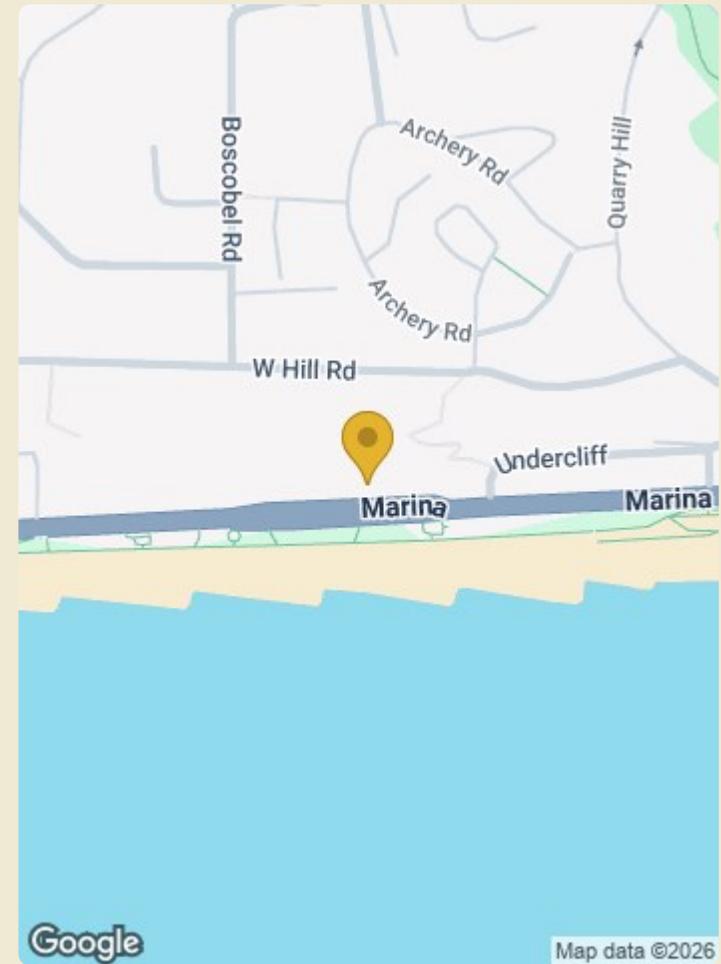
## Marine Court

Approximate Gross Internal Floor Area  
581 sq. ft / 53.97 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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