



Marina  
St. Leonards-On-Sea, TN38 0BP

Offers in excess of £170,000 Leasehold

Wyatt  
Hughes  
Residential Sales

## Marina, St. Leonards-On-Sea, TN38 0BP

Set within the attractive Marina area of Hastings, this well-presented one-bedroom basement apartment offers stylish accommodation with the rare benefit of a private front garden, just moments from the seafront.

The property is tastefully decorated throughout, creating a bright and welcoming feel despite its basement position. The heart of the home is the open-plan kitchen and living space, which is well laid out and ideal for both everyday living and entertaining. The kitchen is neatly integrated into the room, offering good storage and worktop space, while the living area provides a comfortable spot to relax or host friends.

The double bedroom is generously proportioned, offering plenty of space for bedroom furniture and creating a calm, comfortable retreat. The bathroom is finished in a modern style to complement the rest of the apartment, with clean lines and contemporary fittings.

A particular highlight is the front garden, providing valuable outdoor space rarely found with apartments of this type. Ideal for enjoying a morning coffee, a bit of fresh air, or adding potted plants, it enhances the lifestyle appeal and gives the property a more private, homely feel.

Situated close to the seafront, the apartment is well placed for local shops, cafés, transport links and leisure facilities. The location makes it an excellent option for a range of buyers.

This property would be well suited to a first-time buyer, a buy-to-let investor, or someone looking for a low-maintenance coastal home. With its combination of presentation, layout and outdoor space, it represents a great opportunity to secure a smart apartment in a convenient and well-regarded location.

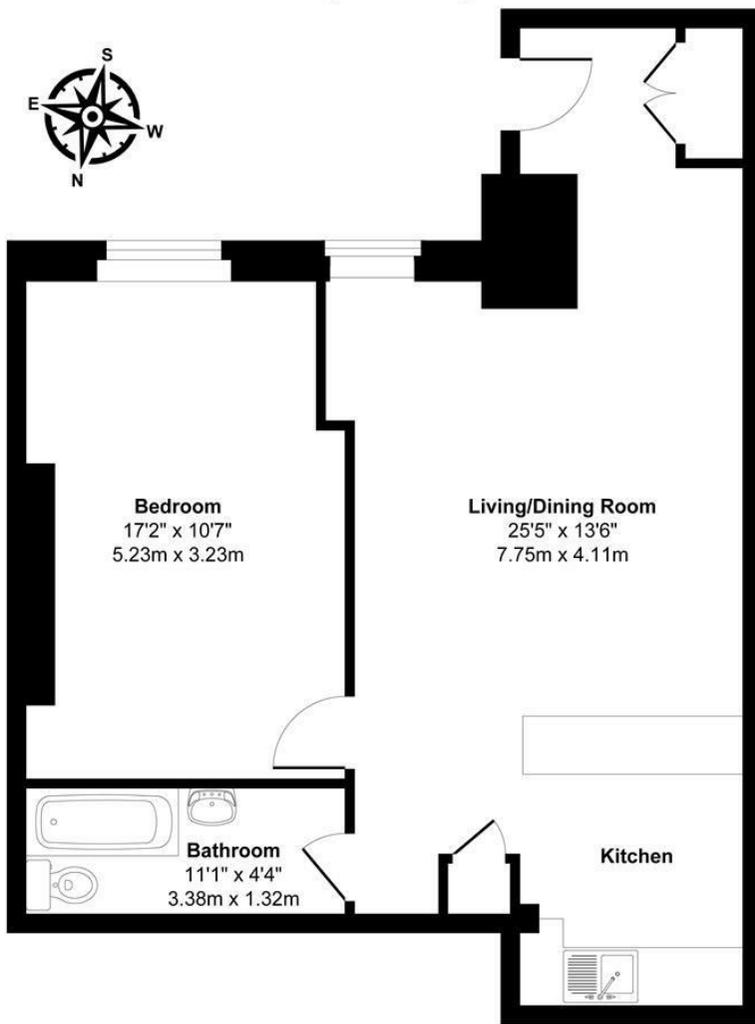
An early viewing is recommended to fully appreciate both the accommodation and its setting.

- EPC E
- WELL PRESENTED LOWER GROUND APARTMENT
- SERVICE CHARGE £1049PA & £75 GROUND RENT PA
- LEASEHOLD AND 99 YEAR LEASE FROM 2020
- POPULAR SEAFRONT LOCATION
- COUNCIL TAX BAND A
- ONE BEDROOM
- FRONT COURTYARD GARDEN
- OFFERED CHAIN FREE
- OPEN PLAN STYLISH KITCHEN/LIVING SPACE



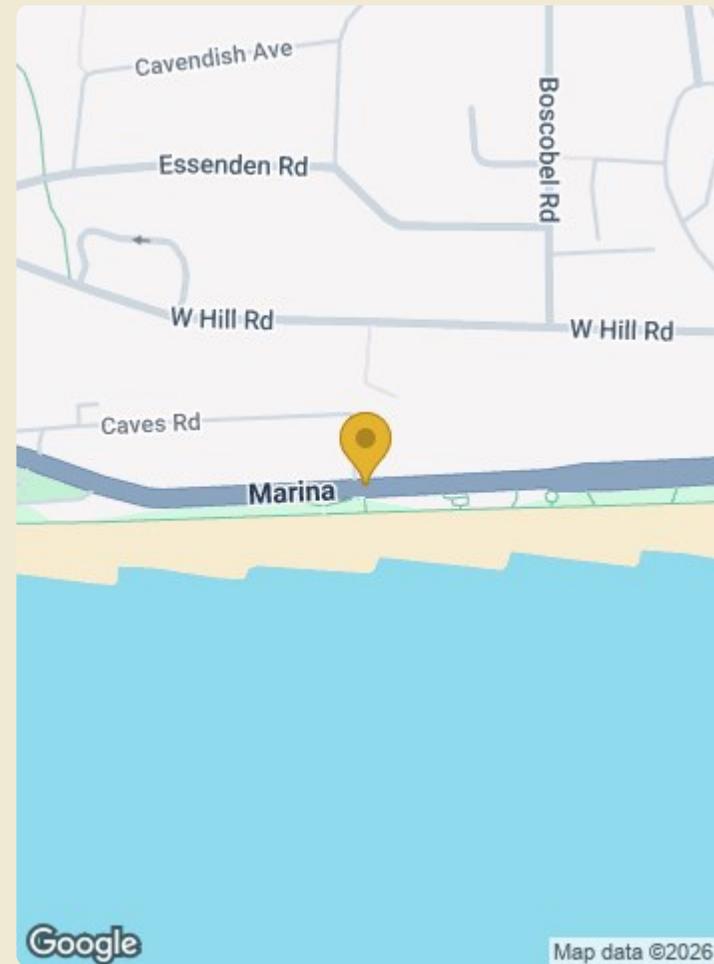
# Marina

Approximate Gross Internal Floor Area  
636 sq. ft / 59.08 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	<b>England &amp; Wales</b>
		49	EU Directive 2002/91/EC

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.

