



Marina
St Leonards-On-Sea, East Sussex TN38 0BP
£70,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Marina, St Leonards-On-Sea, East Sussex TN38 0BP

Welcome to this studio apartment, located along the Marina in St Leonards-on-Sea. This property is situated at the rear of the building and offers a great opportunity for a first time buyer or investor alike.

The property itself comprises of a studio room with natural light flooding in from the large window. The studio room provides a great living space for anyone looking for a home in this fantastic area. There is also a shower room and storage space.

The property benefits from having a long lease and share of the freehold, so you can enjoy the peace of mind that comes with owning your own property. With no onward chain, this property is ready to move into immediately.

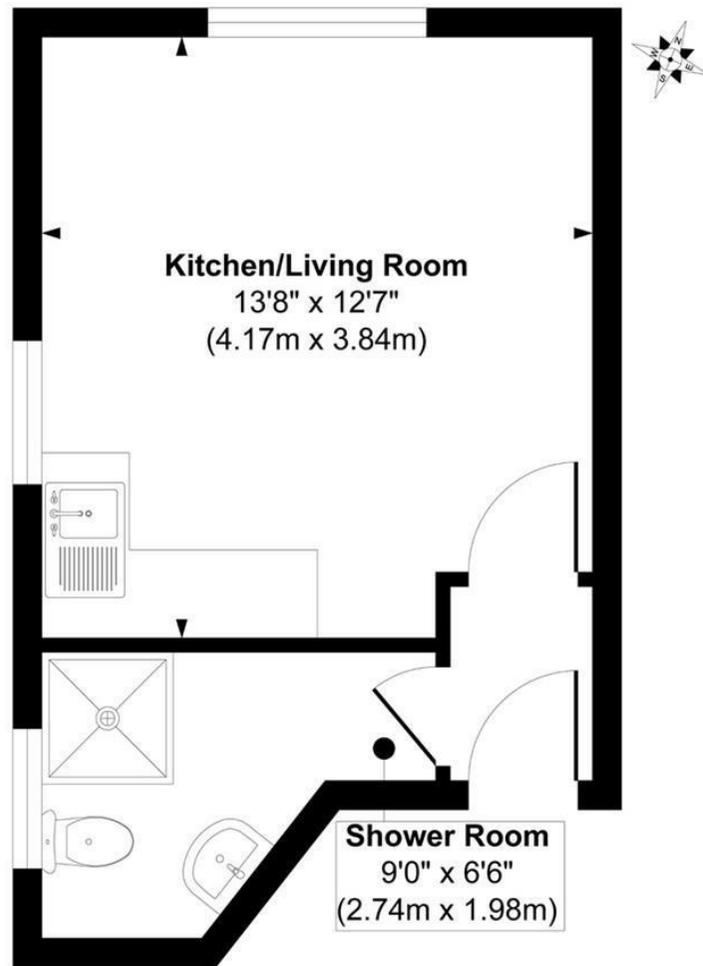
St Leonards-on-Sea is a popular coastal town situated on the south coast of England. It offers residents the perfect combination of a vibrant town centre with all its amenities, as well as easy access to some of the most beautiful beaches in the area. The area also boasts excellent transport links to both Brighton and London, making it an ideal location for commuters. In the town centre you will find an array of shops, cafes and restaurants, as well as some wonderful parks and open spaces for families to enjoy.

For those looking to get out and explore more of what the area has to offer, St Leonards-on-Sea is within easy reach of many other towns and cities along the south coast. From Hastings to Eastbourne, there's plenty of places to explore in addition to St Leonards-on-Sea.

This charming studio apartment is an ideal purchase opportunity for anyone looking for their own piece of paradise in St Leonards-on-Sea. With its long lease and share of the freehold, this property is ready to move into immediately and could be yours today!

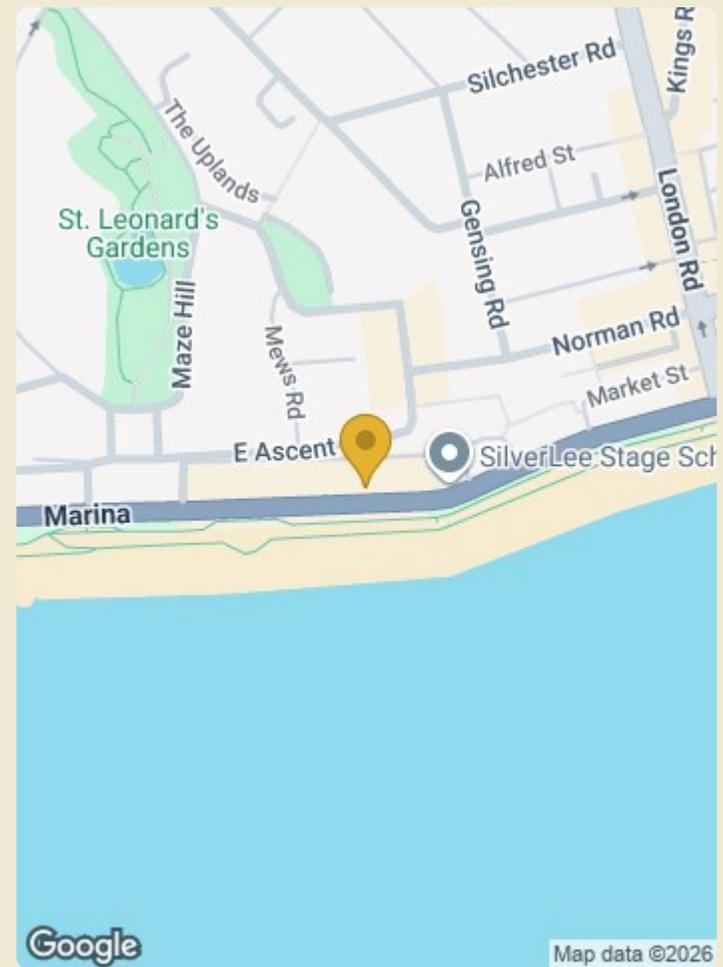
- EPC rating F
- 650 years left on lease
- £50 Per Annum Ground Rent
- 231 sq ft
- Good Seafront Position
- Tax band A
- Share of the freehold
- Annual service charge of £600
- No onward chain
- Studio Apartment





Floor Plan

Approx. Gross Internal Floor Area 231 sq. ft / 21.46 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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

