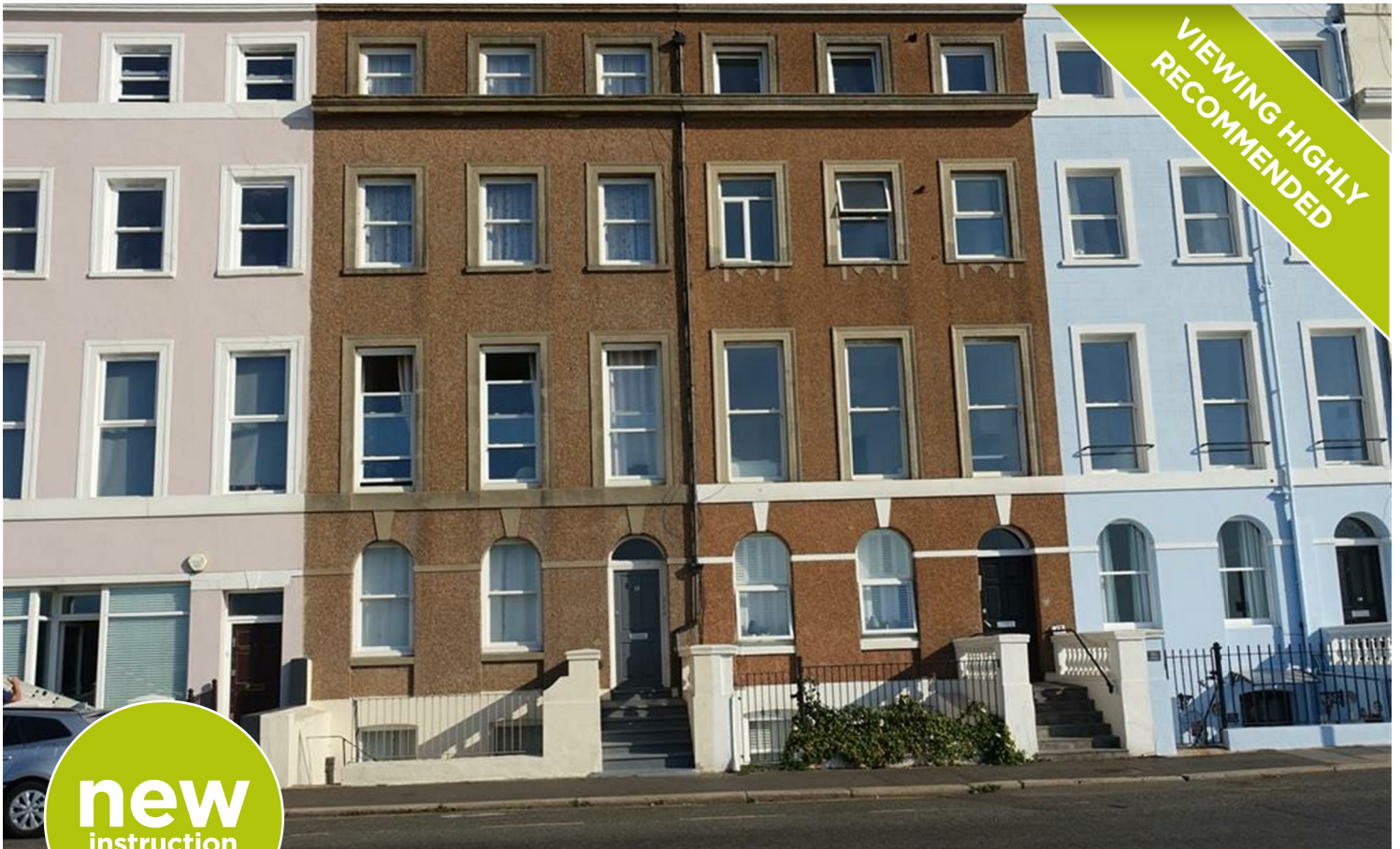




HOME + CASTLE
ESTATE AGENTS

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**VIEWING HIGHLY
RECOMMENDED**



**new
instruction**



Marina, St Leonards-On-Sea, TN38 0DL

Leasehold with Share of Freehold - 1 Bedroom - Sea Views

Home + Castle are pleased to advertise this CHAIN FREE, immaculately presented 1 Bedroom 2nd floor flat with uninterrupted sea views from both the living room and bedroom. Located within a short walk of London Road, The Kings Road and Norman Road which all offer a wide variety of independent retailers, restaurants, cafes, bars and galleries. St Leonards Warrior Square station, Warrior Square and St Leonards Gardens are also close by. Fantastic location, close to all local amenities and for long walks along the promenade, the seafront is on your door step.

FOR SALE
SHARE OF FREEHOLD
£175,000

Entrance

Enter via Undercliff Terrace to the rear of the main building through what can only be described as an unexpected lush and verdant walkway. Steps up to main entrance.

Communal Hallway

Stairs leading up to Flat 4 & on to Flat 5. The other 3 flats in the building are accessed from the front.

Lockable Storage Room 6'1" x 4'3" (1.85m x 1.30m)

Useful secure storage area.

Stairs up to Flat 4

Small Hallway

Airing cupboard with shelving and hot water cylinder. Door to bathroom plus door to lounge diner.

Open Plan Lounge Diner 19'9" max x 12'1" max (6.02m max x 3.68m max)

Lounge Area 12'4" x 12'1" (3.76m x 3.68m)

Double glazed sash windows x 2 looking directly out to sea. Power points, pendant light, electric wall mounted heater plus storage heater. Carpet.

Dining Area 7'6" x 7'1" (2.29m x 2.16m)

Power points, pendant light, storage heater, carpet and door to kitchen.

Kitchen/Breakfast Room 12'7" max x 10'6" max (3.84m max x 3.20m max)

Wall cupboards, base units, work tops, built-in electric hob and oven with extractor above. Power points, fluorescent tube lighting, smoke alarm, plumbing for washing machine, space for tall fridge freezer, electric wall mounted heater, BT point and double glazed window to Undercliff Terrace. Vinyl flooring and room for a small table.

Bedroom 12'3" x 7'7" (3.73m x 2.31m)

Double glazed sash window looking directly out to sea. Power points, pendant light and electric wall mounted heater. Carpet. Fire escape door to hallway.

Bathroom 6'1" x 6'1" (1.85m x 1.85m)

WC, basin, bath with mixer taps, wall mirror, part tiled walls, ceiling light, wall mounted electric fan heater, vinyl flooring and high level opaque window to kitchen.

Parking

On street parking close by plus Grand Parade Underground Car Park for which permits are available to purchase from Hastings Council.

Additional Information

Council Tax Band A

Council Tax £1,784.39 p.a. (Discount Available for Single Person Occupancy)

Energy Performance Rating D

1/5 Equal Share of Freehold

Long Lease

Building is Managed by the 5 Freeholders.

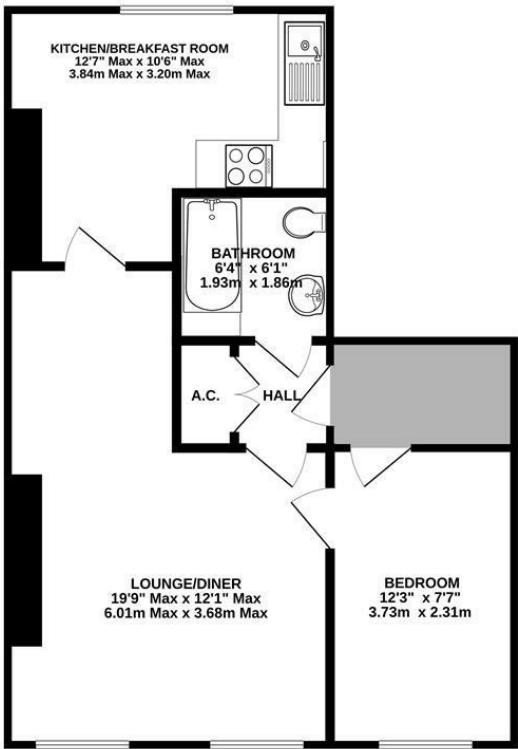
Service Charges £1,170 p.a. with monies built up in the Reserve Fund.

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Floor Plan

2ND FLOOR FLAT
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR 1 BED FLAT WITH SEA VIEWS
TOTAL FLOOR AREA - 478 sq.ft. (44.4 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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

