



OAKFIELD



Marina, St Leonards, TN38 0BU

Asking Price £140,000





## Marina, St Leonards, TN38 0BU

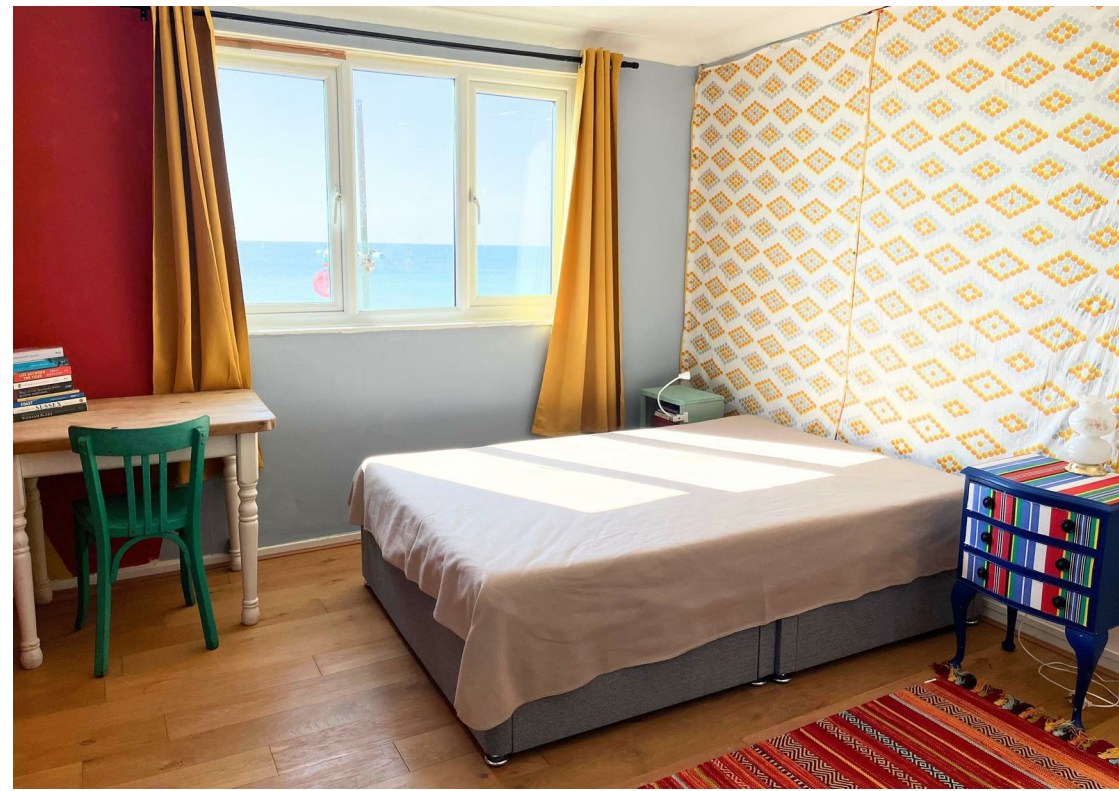
Spacious 2-Bedroom Seafront Flat with Panoramic Sea Views – St Leonards-on-Sea

This bright and spacious two-bedroom flat occupies a sought-after seafront position in the heart of St Leonards-on-Sea, offering panoramic sea views and an enviable coastal lifestyle. Situated on the third floor, the property benefits from an abundance of natural light and a fantastic outlook across the English Channel.

The accommodation features a generous master bedroom with stunning sea views and ample space for furnishings, alongside a well-proportioned second bedroom. The living area is bright and welcoming, making the most of the impressive outlook.

Perfectly positioned within walking distance of independent cafés, bars, and boutique shops, this desirable location captures the best of St Leonards' vibrant atmosphere while remaining just a short stroll from the beach and promenade.

This charming home is ideal as a permanent residence, holiday retreat, or investment property, offering style, space, and uninterrupted coastal views.







### Living Room

13'1 x 12'2 (3.99m x 3.71m)

### Kitchen

12'6 x 6'5 (3.81m x 1.96m)

### Bathroom

12'4 x 5'6 (3.76m x 1.68m)

### Bedroom One

12'2 x 10'4 (3.71m x 3.15m)



### Bedroom Two

15'9 x 7'8 (4.80m x 2.34m)

**Council Tax Band A -£1,702.76 Per Annum**

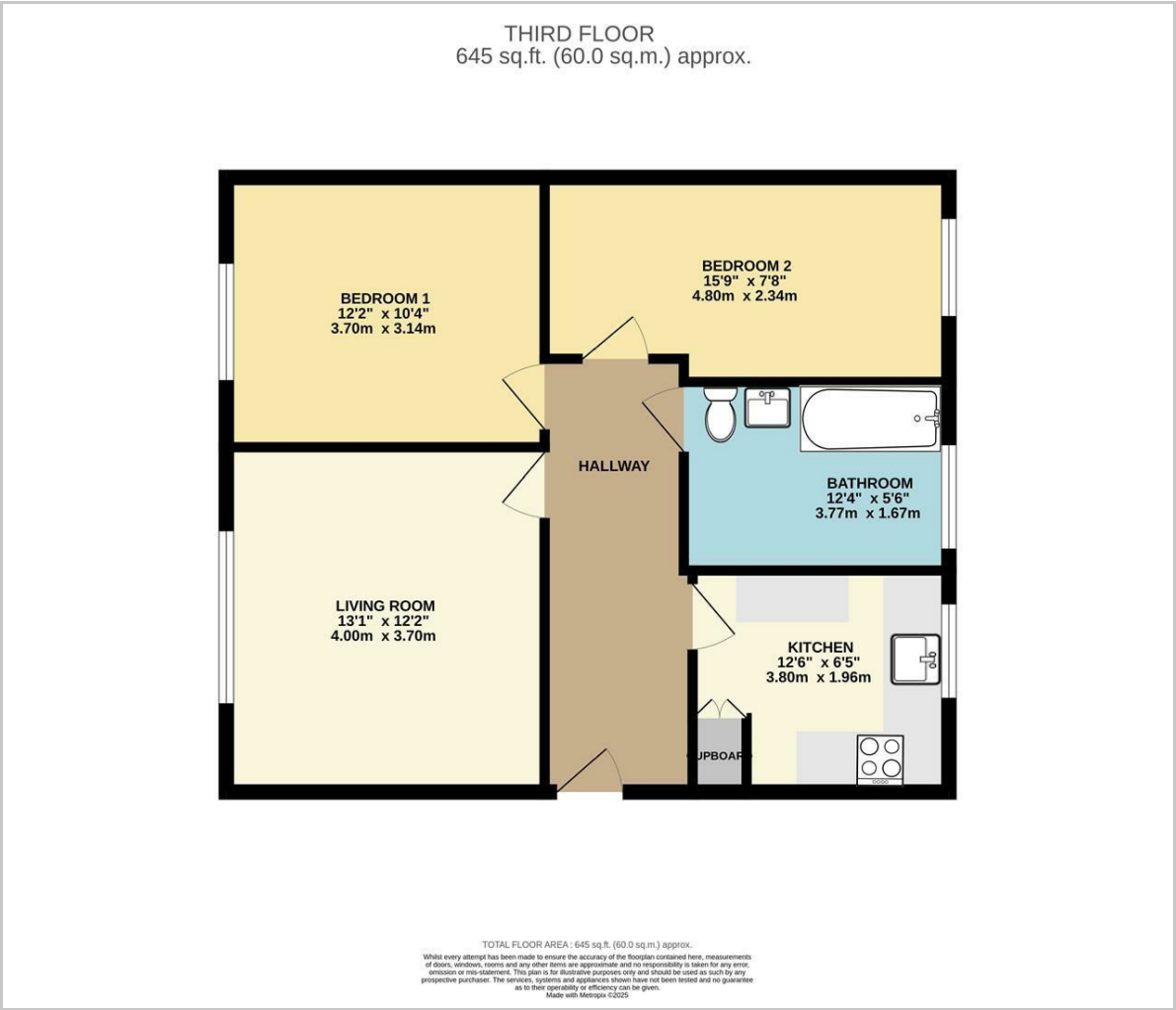
### Lease Information

The seller advises that the property is offered with 117 years remaining. The maintenance is £993.14 per annum and the ground rent is £70 per annum. The buyer is advised to obtain verification from their solicitor or surveyor.





Floor Plan

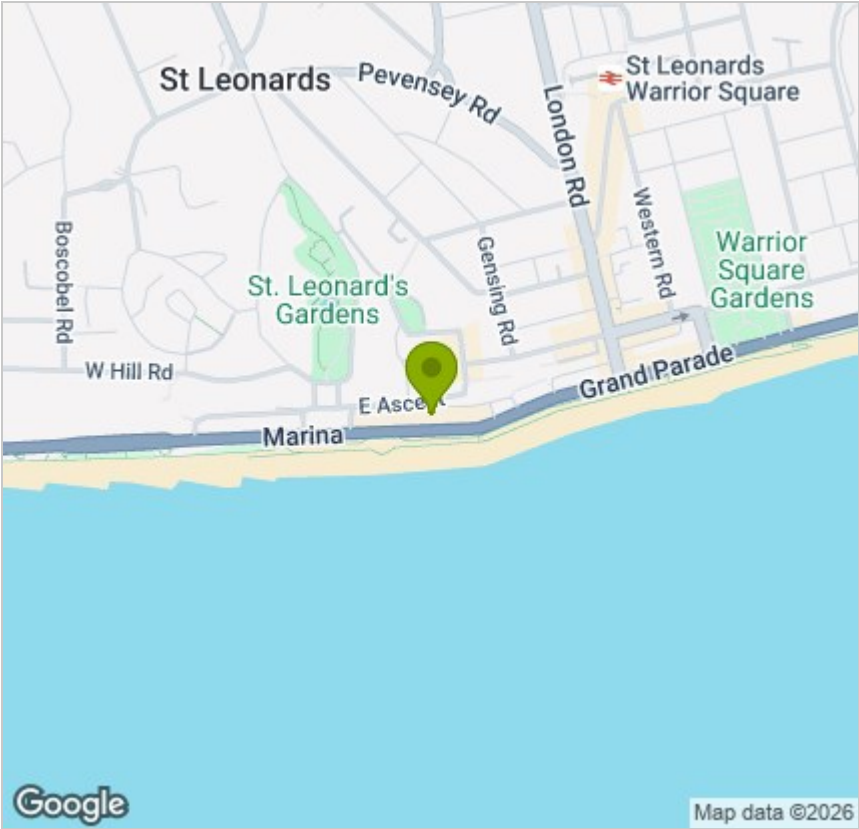


Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

