



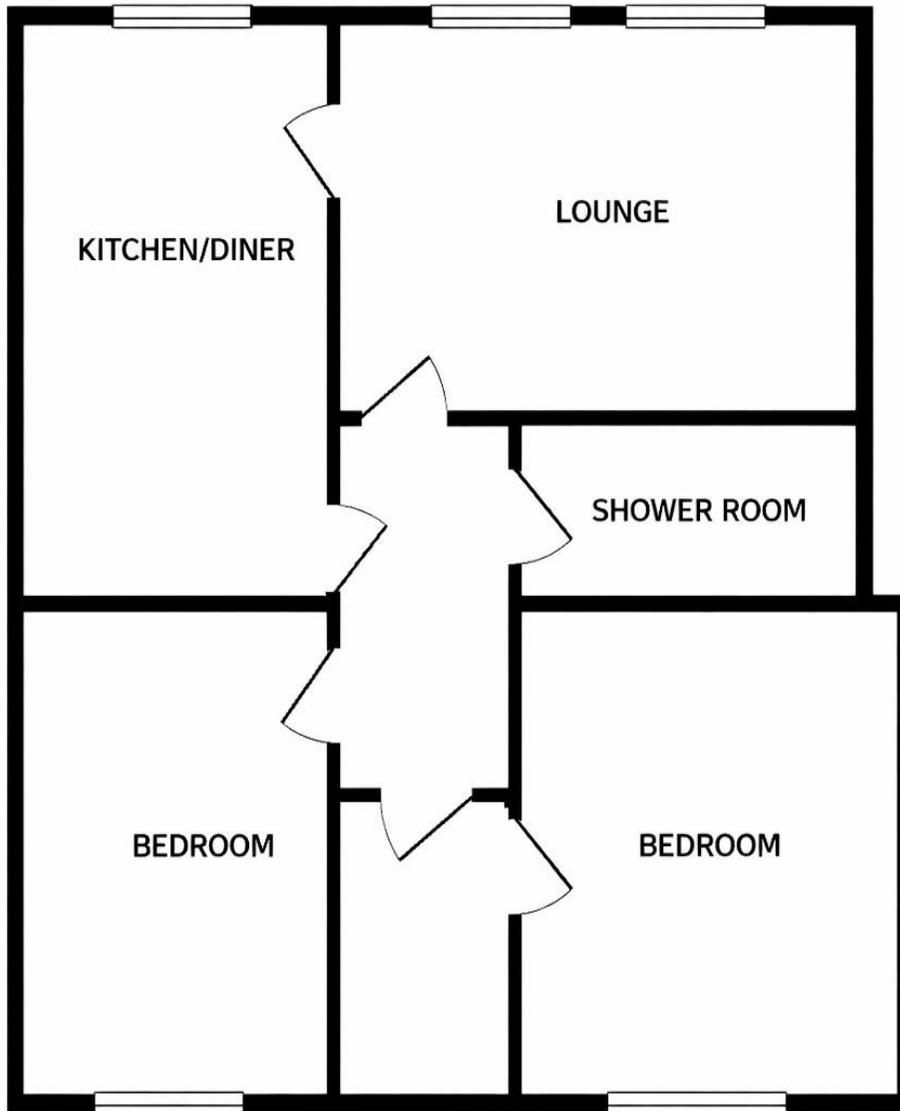
Third Floor Flat Marina, St. Leonards-On-Sea TN38 0BJ

welcome to

Third Floor Flat Marina, St. Leonards-On-Sea

****GUIDE PRICE £180,000 - £200,000**** A well-presented two-bedroom third-floor flat boasting direct sea views and a long lease, ideally positioned on Hastings seafront - a short distance from local amenities and the mainline Train Station.





Entrance Hallway

Living Room

11' 10" x 13' 6" (3.61m x 4.11m)

Kitchen

14' 9" x 7' 3" (4.50m x 2.21m)

Bedroom One

8' 10" x 16' 4" (2.69m x 4.98m)

Bedroom Two

7' 8" x 12' 1" (2.34m x 3.68m)

Shower Room

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- SEAFRONT LOCATION
- SEA VIEWS
- SHARE OF FREE HOLD
- CHAIN FREE
- TWO BEDROOMS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000 - £200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS123493



Property Ref:
HAS123493 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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