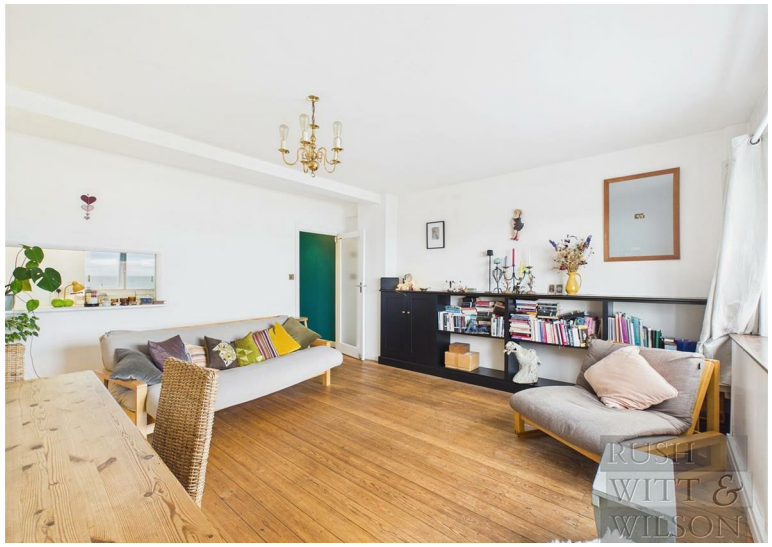


143 Marine Court, St. Leonards-On-Sea, TN38 0DZ
Offers In Excess Of £100,000 Leasehold

****GUIDE PRICE £100,000 - £120,000** This two-bedroom flat in Marine Court offers sea views, 1930s character, with a well-kept interior in a central location. Situated on the first floor of the Marine Court building on the seafront in St Leonards, this spacious and bright two-bedroom apartment offers direct views out across the sea and a rare chance to live in one of the town's most recognisable landmarks. Well presented throughout, the flat features a large living room with Crittall-style windows that take full advantage of the building's unique architecture and coastal position. Both bedrooms are comfortable doubles, and the layout provides a good sense of space throughout. The kitchen is neatly fitted, and the bathroom has been modernised, offering a clean and functional finish in keeping with the rest of the property. The flat also benefits from a long lease and access to the communal areas of Marine Court, including a grand entrance foyer that still reflects its 1930s origins. Marine Court itself is an important piece of British architectural history. Completed in the late 1930s, the building was designed in the style of an ocean liner, and was in fact the tallest block of flats in the UK at the time. Its position on the seafront and design inspired by the RMS Queen Mary make it a sought-after address, particularly for those who appreciate coastal living with a touch of character. Under Marine Court offers vibrant eateries, coffee stores and bars along with access to the beach being literally across the road and St Leonards Warrior Square station within easy reach for London links.**








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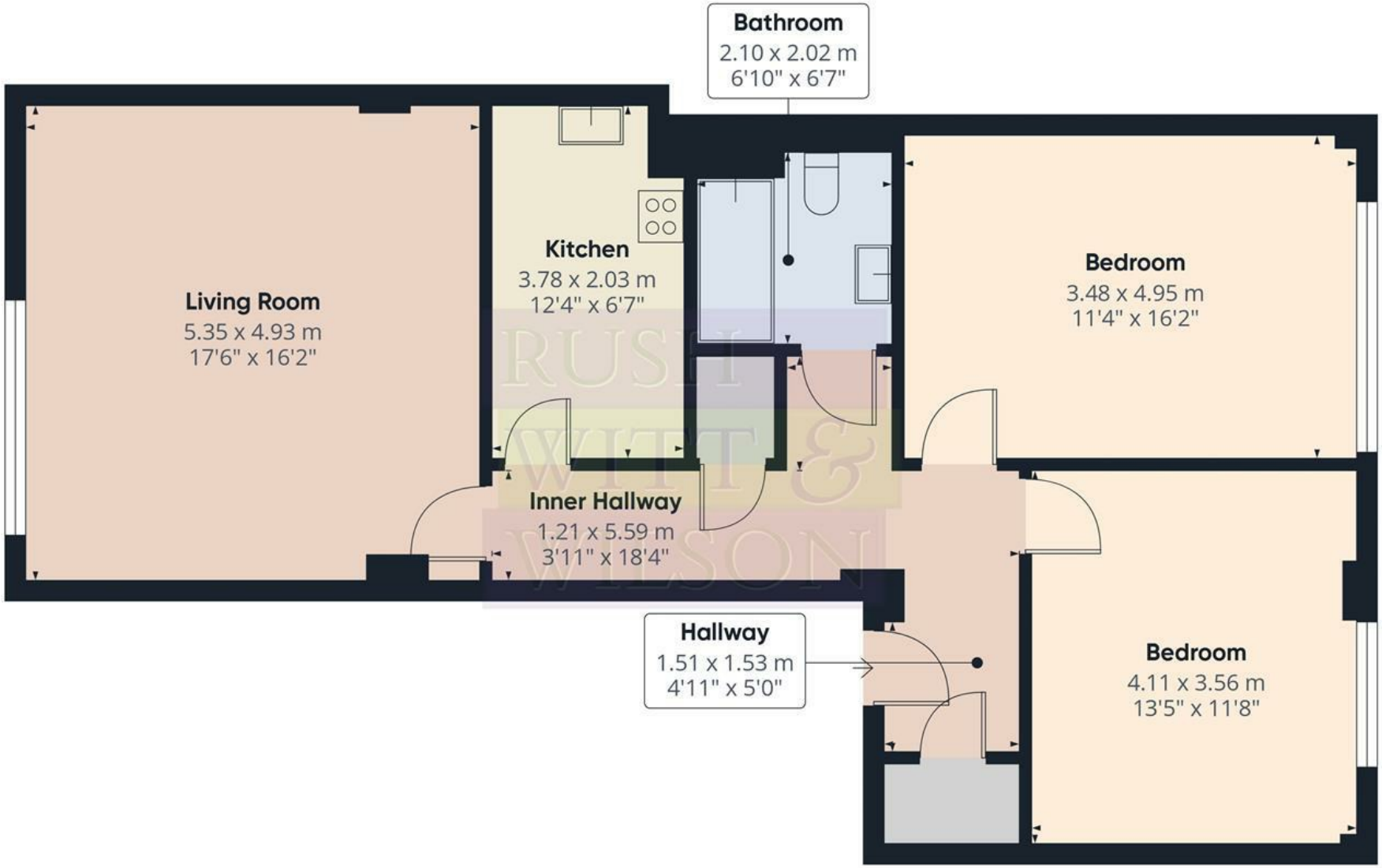

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Approximate total area(1)

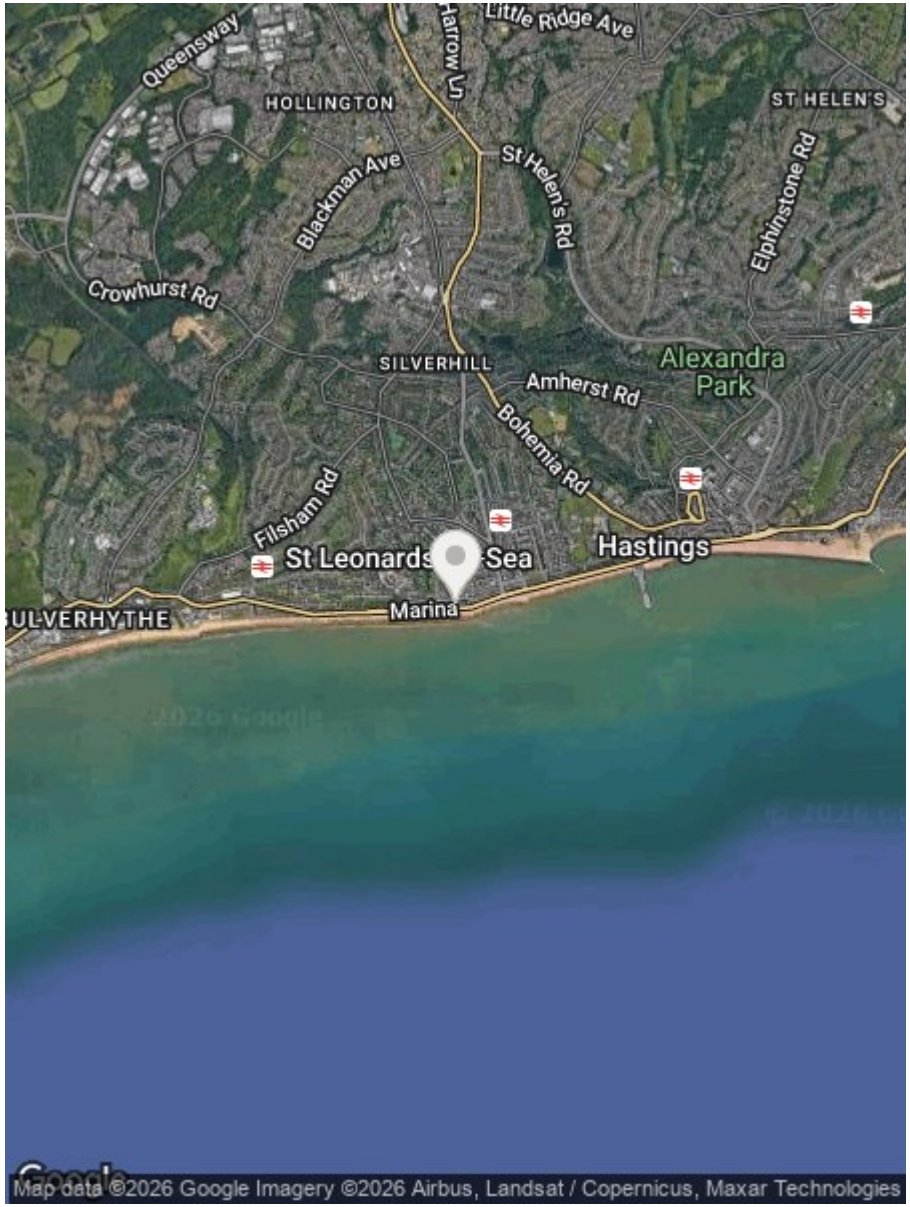
82.4 m²

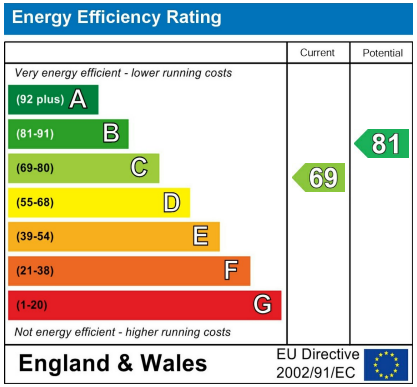
888 ft²

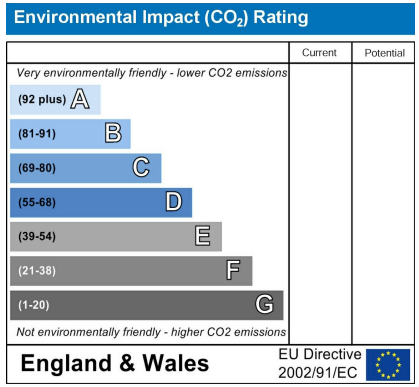
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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4. VAT: The VAT position relating to the property may change without notice.

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