



**Warrior Square**  
**St Leonards-On-Sea, TN37 6BX**  
**£210,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Warrior Square, St Leonards-On-Sea, TN37 6BX

Welcome to this charming property located in the sought-after Warrior Square in St Leonards-On-Sea. This delightful apartment with sea views boasts high ceilings, giving it a spacious and airy feel throughout.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features one generously sized bedroom, ideal for a single person or a couple looking for a comfortable living space.

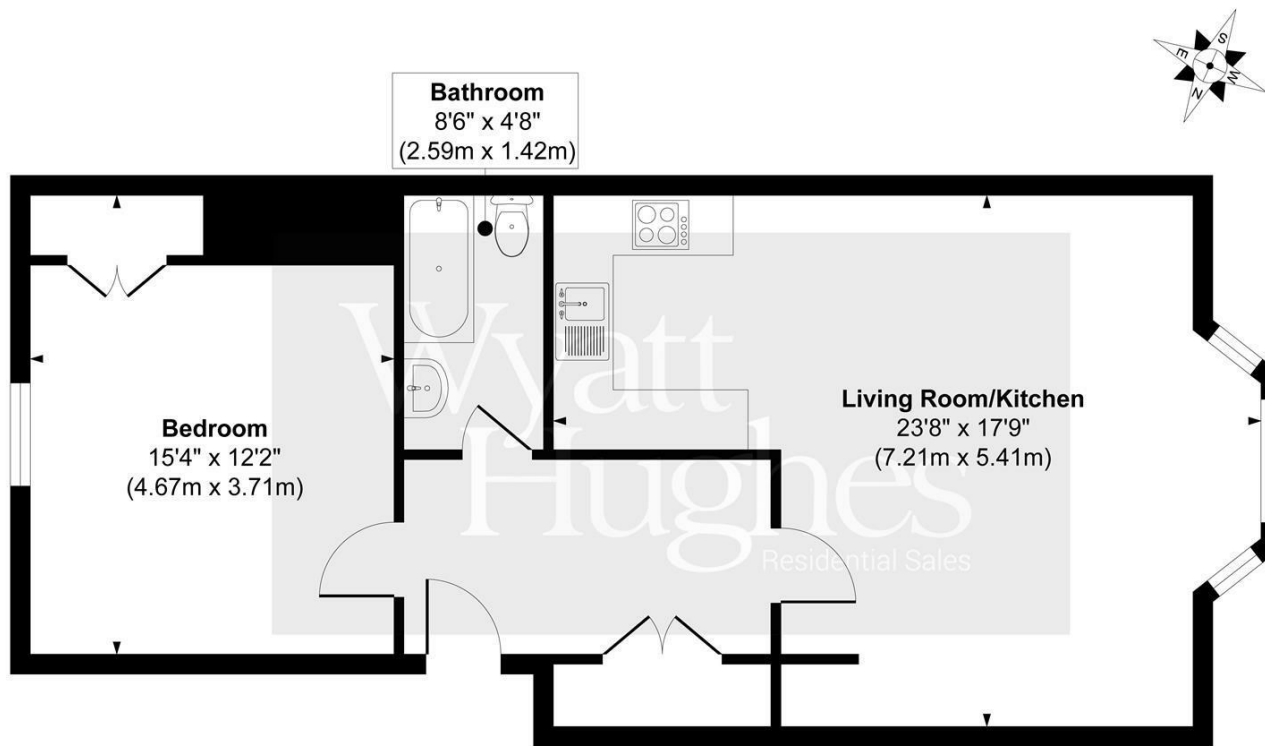
The bathroom is well-appointed and provides all the necessary amenities for your daily routines. With a total of 700 sq ft, this property offers a good amount of space for your needs.

Situated in the popular Warrior Square location, you'll find yourself surrounded by a vibrant community with easy access to local amenities, shops, and transport links.

N.B Please note the property is currently tenanted on an AST and two months notice will need to be served should the buyer require vacant possession. For further details please contact the office.



- LEASEHOLD WITH 125 YEAR LEASE FROM 2004
- £1325 SERVICE CHARGE PA
- COUNCIL TAX A
- SEA VIEWS
- HIGH CEILINGS
- GROUND FLOOR
- £125PA GROUND RENT
- EPC C
- ONE BEDROOM
- WALKING DISTANCE TO BEACH

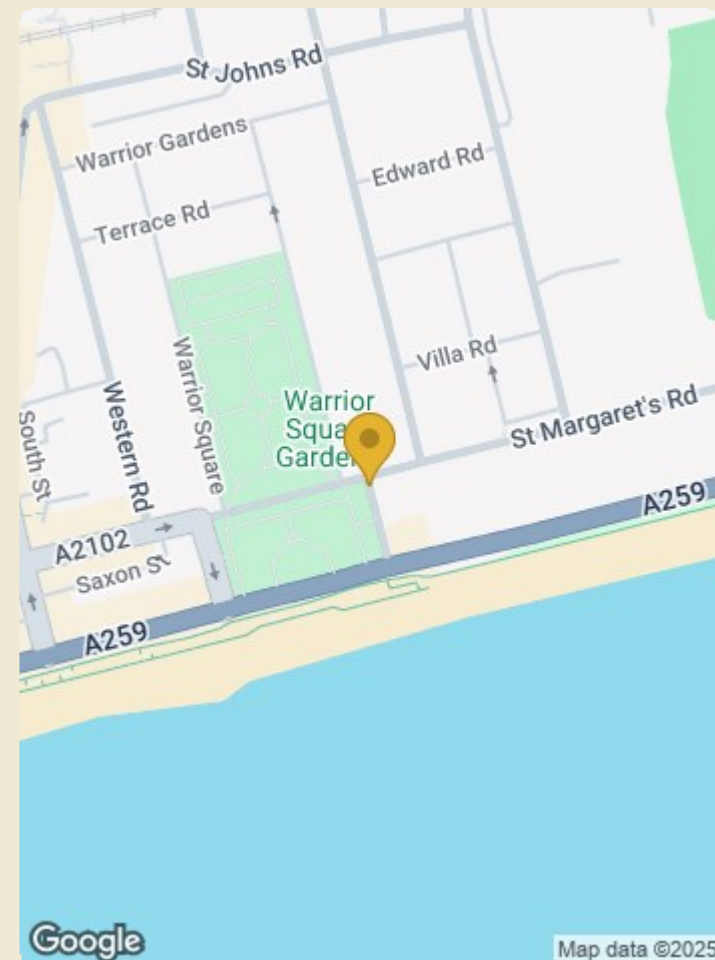


Ground Floor

**Approx. Gross Internal Floor Area 663 sq. ft / 61.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: [sales@wyatthughes.co.uk](mailto:sales@wyatthughes.co.uk)

[www.wyatthughes.co.uk](http://www.wyatthughes.co.uk)



