



**Warrior Square**  
**St. Leonards-On-Sea, TN37 6BX**  
**£240,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



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

Seeking a beachside flat with stunning views and a practical design? This two-bedroom property in the Warrior Square area of St. Leonards offers comfortable coastal living with an enviable outlook over the sea and Warrior Gardens.

The light-filled living room maximises the natural brightness and showcases the beautiful views. A contemporary kitchen provides a functional and stylish space for everyday living, while the two well-proportioned bedrooms offer flexibility—ideal as sleeping quarters, a home office, or additional living areas.

Positioned in the sought-after Warrior Square, the flat combines seaside charm with convenience, offering easy access to excellent restaurants, beach cafes, local shops, green spaces, and transport links.

Set within a well-maintained building, the blend of modern features, practical layout, and unbeatable location make this home a standout choice for anyone looking to enjoy life by the water.

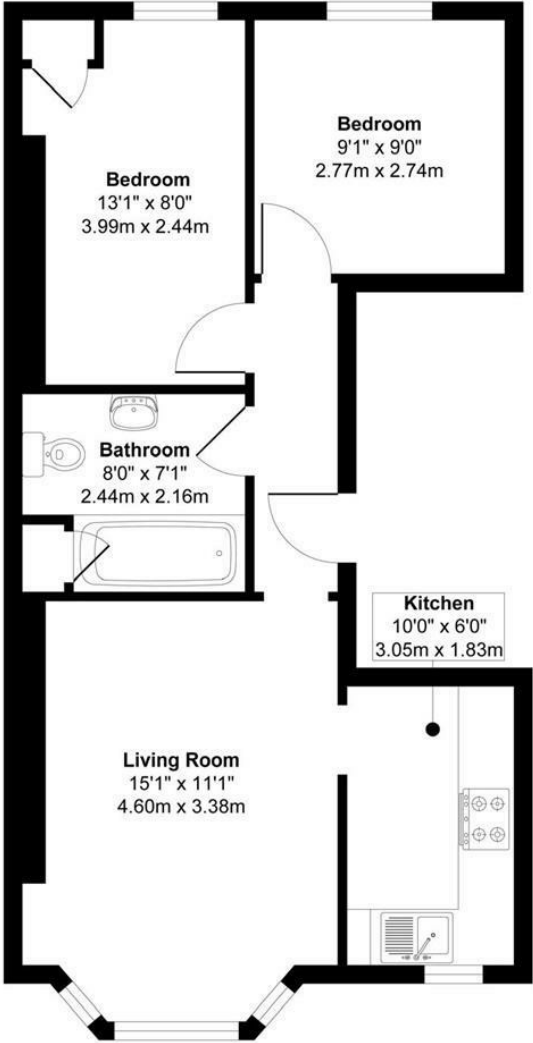


- EPC C
  - 125 YEAR LEASE FROM 2018
  - £2,600 SERVICE CHARGE PA
  - THIRD FLOOR WITH FANTASTIC VIEWS OVER THE SEA AND WARRIOR GARDENS
  - POPULAR WARRIOR SQUARE LOCATION
- COUNCIL TAX A
  - £200 GROUND RENT PA
  - TWO BEDROOMS
  - MODERN AND STYLISH THROUGHOUT
  - IDEAL HOLIDAY HOME OR FIRST TIME PURCHASE



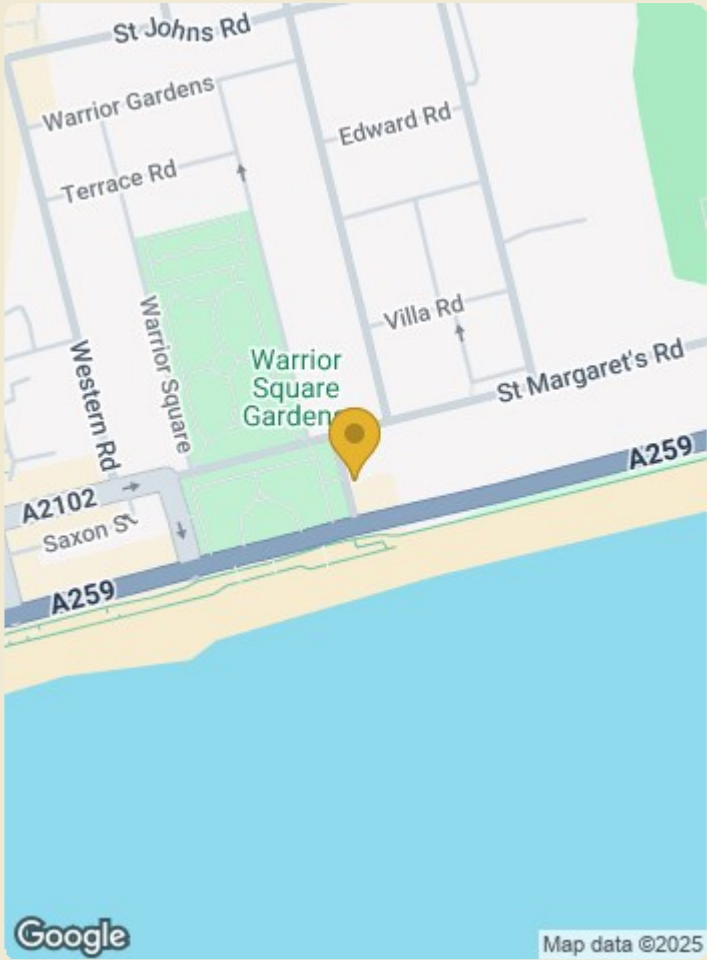
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Approximate Gross Internal Floor Area  
515 sq. ft / 47.84 sq. m



THIRD FLOOR

Produced by Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.



