



Warrior Gardens
St Leonards-On-Sea, TN37 6EB

£190,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Warrior Gardens, St Leonards-On-Sea, TN37 6EB

Looking for a bright one-bedroom flat near the sea and close to the station? This apartment in Warrior Gardens has large windows with a view directly towards the sea, a separate kitchen with space to dine, and sits right near the heart of central St Leonards.

Set on Warrior Gardens, this one-bedroom apartment is well placed for access to both the beach and the centre of St Leonards. The building sits just a short walk from the station, making it handy for commuters or those needing a regular link to London and beyond.

The flat has a traditional layout, with a good-sized living room that's particularly bright thanks to three tall windows facing towards the sea. There's enough space for a sitting area and a desk or small table without feeling cramped. The kitchen is separate and practical, with space for dining, and a window that keeps it light through most of the day.

A hallway connects the rooms, with enough width to make it feel like a proper part of the flat rather than just a corridor. The home also has the benefit of being newly carpeted throughout alongside new flooring in the kitchen.

The bedroom is light and spacious enough for a double bed and storage. The bathroom is tucked off the kitchen and has been recently updated and refurbished.

It's the kind of flat that could work as a home, a second place by the coast, or as a rental investment — and the location means it rarely sits on the market for long.

- LEASEHOLD WITH 115 YEAR LEASE FROM 2021
- SERVICE CHARGE OF £1,352.62 PAID 6 MONTHLY ALONG WITH ADDITIONAL £234.75 PAID INTO RESERVE FUND
- £50 GROUND RENT PA
- EPC C AND COUNCIL TAX BAND A
- SECOND FLOOR APARTMENT
- SEPARATE KITCHEN WITH SPACE FOR DINING
- GOOD-SIZED HALLWAY
- DOUBLE SPACIOUS BEDROOM
- SHORT WALK TO ST LEONARDS STATION AND CENTRAL SHOPS
- BRIGHT LIVING ROOM WITH THREE LARGE WINDOWS LOOKING OVER THE SEA



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Approximate Gross Internal Floor Area
773 sq. ft / 71.81 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	77		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

