



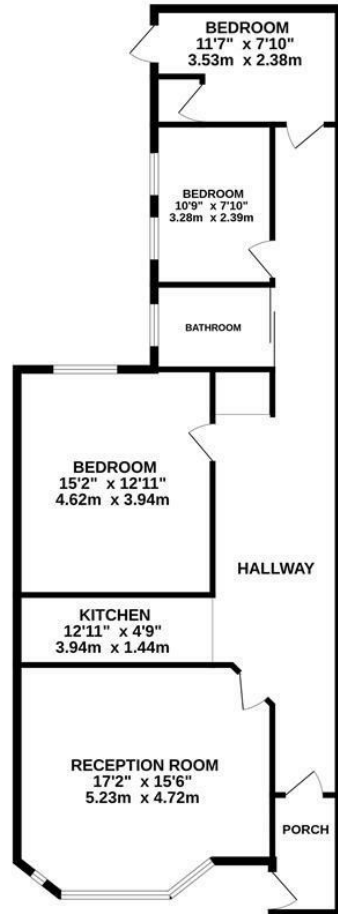
## Warrior Square, St. Leonards-On-Sea TN37 6BS

Offers in excess of £275,000



A spacious THREE BEDROOM apartment located on the LOWER GROUND FLOOR of this impressive residence in a CENTRAL ST. LEONARDS SETTING. It is enviably placed just moments from Warrior Square Garden and the beach with a range of eateries, local stores, galleries and the mainline railway station within easy reach. Accessed via a PRIVATE ENTRANCE the accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a LARGE BAY WINDOW framing a front aspect, the SEPARATE KITCHEN provides ample storage and worktop space and the large dining hallway which offers space for a dining table. There are three bedrooms, two of which are double rooms with the third bedroom benefitting from access out to the courtyard garden. The family bathroom enjoys a bath and shower over. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

LOWER GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA - 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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