



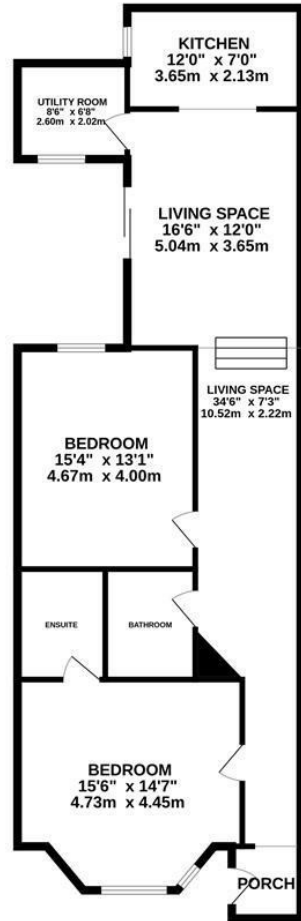
Warrior Square, St. Leonards-On-Sea TN37 6BP

Offers in excess of £275,000



Beautifully presented two bedroom COURTYARD APARTMENT located on the LOWER GROUND FLOOR of this impressive residence in WARRIOR SQUARE. It is enviably placed just moments from the beach and CENTRAL ST LEONARDS with a range of eateries, local stores, galleries and the mainline railway station plus bus routes within easy reach. Accessed via a PRIVATE ENTRANCE, the accommodation here is arranged as a BRIGHT OPEN PLAN LIVING SPACE which sits at the rear of the property and enjoys access out to the courtyard garden while the kitchen is fitted with MODERN UNITS providing ample storage and worktop space. There is also a SEPARATE UTILITY ROOM for additional utilities. There are TWO DOUBLE BEDROOMS with the main bedroom benefitting from an ENSUITE SHOWER ROOM and a front aspect together with a family bathroom where there is a bath with shower and screen 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
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA - 1054 sq.ft. (97.9 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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