



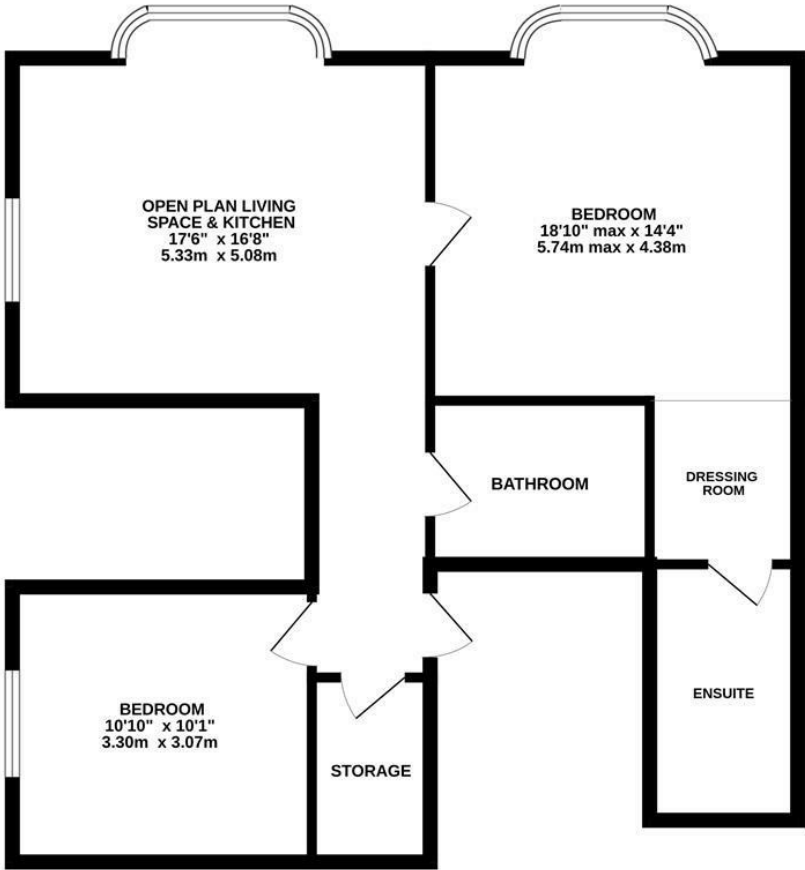
## Warrior Square, St Leonards-On-Sea TN37 6BA

Offers in excess of £425,000



An exceptional two bedroom seafront apartment with PANORAMIC SEA VIEWS situated in an UNRIVALLED LOCATION ADJACENT TO THE BEACH and Warrior Square Gardens. The hub of St. Leonards-On-Sea is also within immediate reach and provides a collection of artisan shops, art galleries, eateries along with a mainline railway station with connections to London. The accommodation here has UNDERGONE EXTENSIVE RESTORATION and is PRESENTED TO AN IMPECCABLY HIGH STANDARD with an impressive dual aspect open plan living space which has been fitted with a NEWLY INSTALLED KITCHEN that houses integrated appliances complimented with polished concrete worktops. POLISHED CONCRETE FLOORING flows throughout the third floor apartment and is fitted with underfloor heating. There are two well proportioned double bedrooms which enjoy panelled walls and wall lighting together with a FULLY TILED FAMILY BATHROOM which benefits from high end fittings. The principal bedroom showcases a large bay window which frames direct sea views and the bedroom wraps around in to a DRESSING AREA WITH A CONTEMPORARY EN-SUITE shower room. Properties of this superiority are rarely available, being sold with NO ONWARD CHAIN it's not to be missed.

SECOND FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 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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