



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

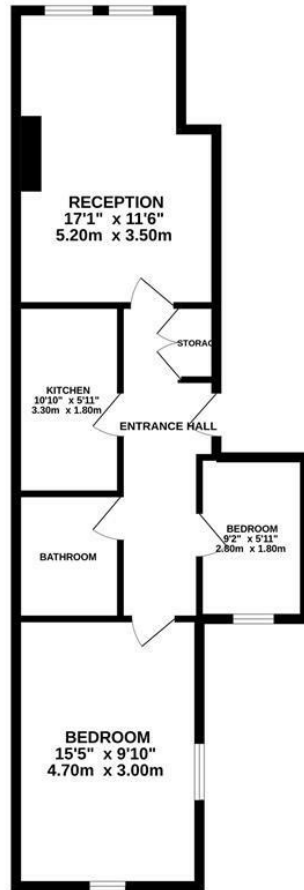
£150,000



Spacious two bedroom apartment set on the GROUND FLOOR of this period residence found in a central St. Leonards location. Just moments from local shops, eateries, Warrior Square mainline railway station and the beach. The accommodation here enjoys a BRIGHT LIVING SPACE which offers GENEROUS PROPORTIONS and STUNNING SEA VIEWS measuring 17'1 x 11'6 leaving plenty of space for a full dining table. There is a FITTED KITCHEN which provides ample storage space along with a handy storage cupboard in the entrance hall. To the rear there are two bedrooms and a family bathroom that benefits from a bath with shower over. Being sold with A NEW LEASE and NO ONWARD CHAIN, this fantastic property would make the perfect investment opportunity.

• Share of freehold, 999 year lease

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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