



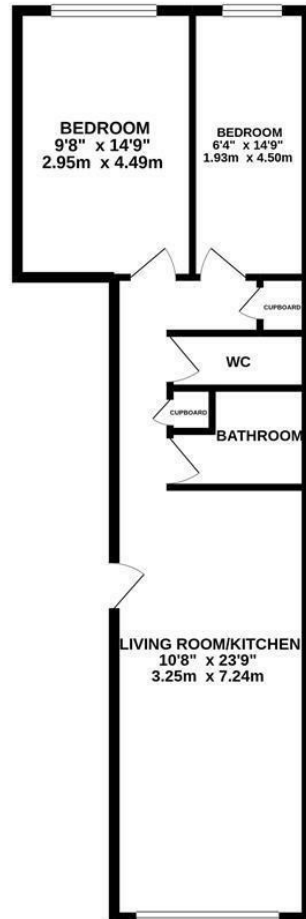
## Warrior Square, St. Leonards-On-Sea TN37 6BJ

Offers in excess of £200,000



A stylish two bedroom apartment situated on the GROUND FLOOR of this PURPOSE BUILT BLOCK located in a sought after setting on the East side of Warrior Square. It's enviably positioned within IMMEDIATE REACH OF THE BEACH and the hub of St. Leonards offering a variety of independant shops, antique stores, restaurants and a mainline railway station which benefits from connections to London in just over 1 hour and 20 minutes. The accommodation here is BEAUTIFULLY PRESENTED THROUGHOUT and arranged as an open plan living space with a large window framing a front aspect while the kitchen is fitted with contemporary, high gloss units housing integrated appliances. There are two double bedrooms positioned at the rear of the property together with a family bathroom which benefits from a shower over the bath and a separate cloakroom. Externally there is COMMUNAL PARKING at the rear of the property available on a first come first serve basis and a LOCKABLE STORAGE ROOM. Set in an unrivalled location this fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat.

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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