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

£950 Per Calendar Month Per



Oliver & Bailey

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Hallway**Living Room**

12'10" x 9'10" (3.92m x 3.00m)

Kitchen / Breakfast Area

12'10" x 9'1" (3.93m x 2.78m)

Bathroom**Utility Area****Bedroom One**

12'7" x 9'10" (3.86m x 3.00m)

Bedroom Two

10'0" x 9'6" (3.07m x 2.91m)



Furnished Options: Unfurnished

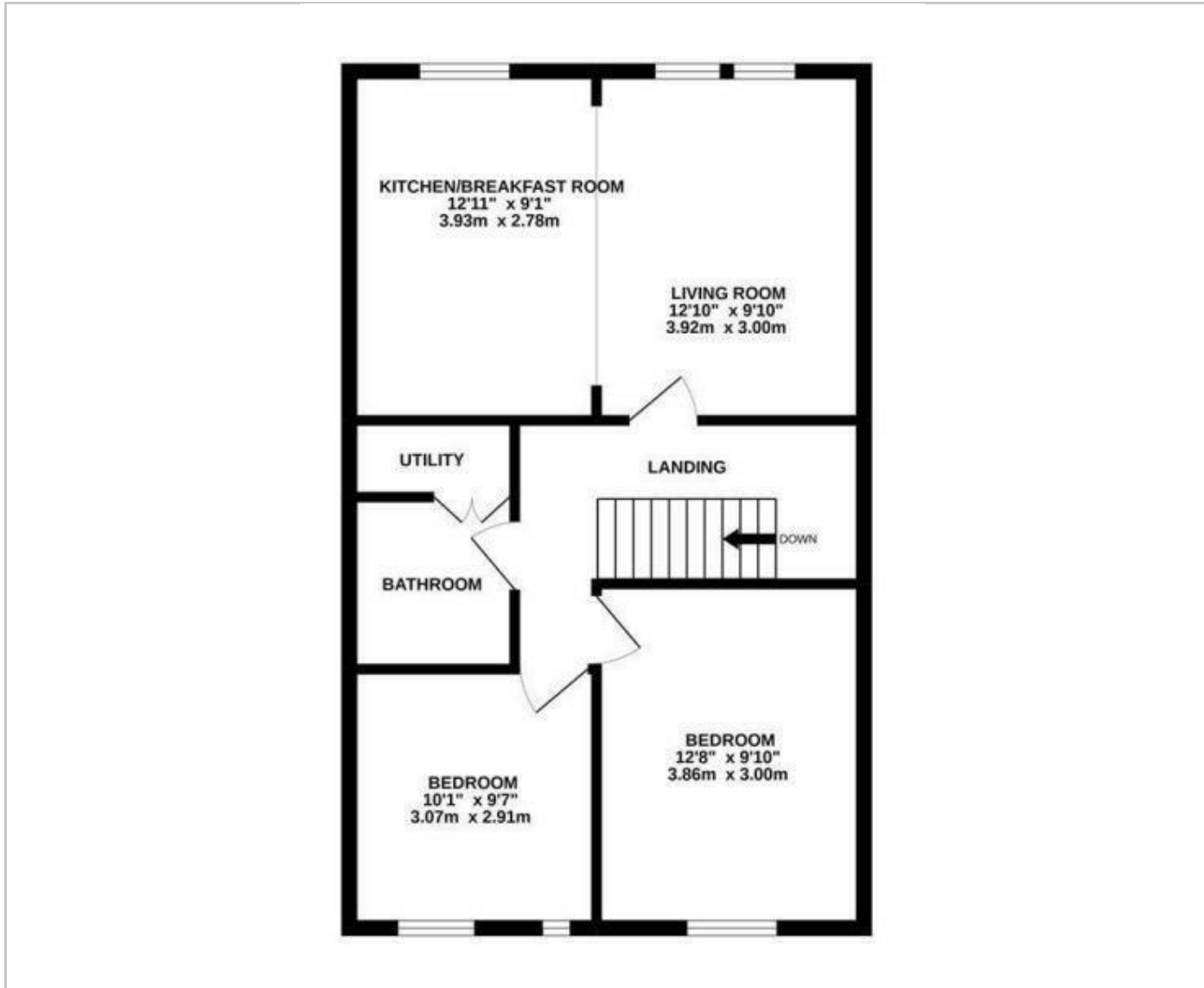
Council Tax Band: A

Available Date: 14th May 2024

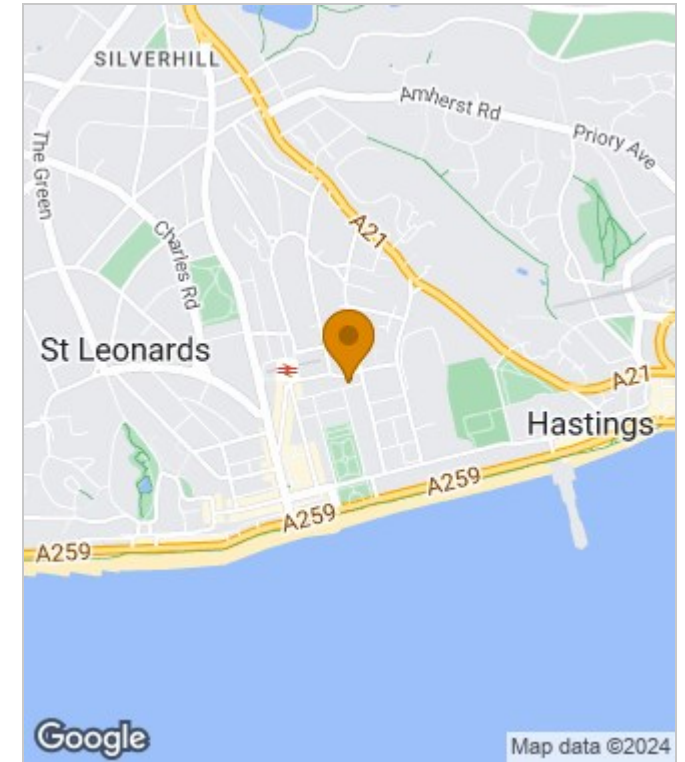
Oliver & Bailey

BRIGHT ACCOMODATION WITH SEA VIEWS... Call Acacia or Ellie at Oliver & Bailey to view this fantastic two bedroom top floor apartment. Located in Warrior Gardens the property is s located only two minute walk away from the elegant St Leonard's Promenade and Warrior Square Train Station with direct lines to Charing Cross, London Victoria and Cannon Street, a commuter's dream. Local amenities are also on the door step which offer numerous restaurants, independent shops and cafés. The apartment offers bright accommodation throughout and comprises a good sized kitchen with space for a table and chairs, living room with far reaching sea views, two good sized bedrooms, bathroom with shower over bath and separate utility area with space for washing machine and condenser dryer. Further benefits to the property are gas central heating and double glazing.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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