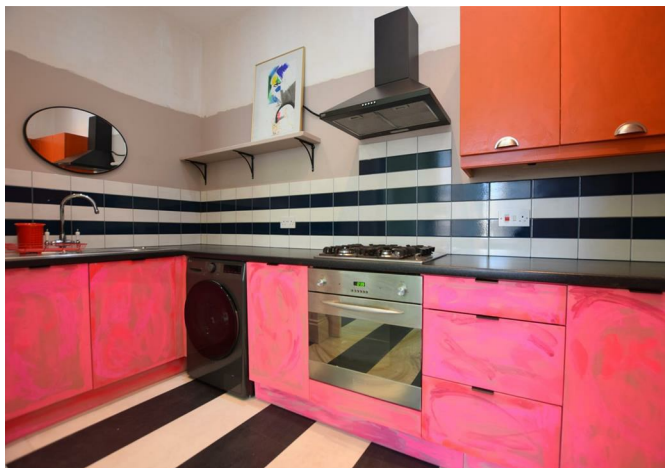


2 2 1 C

Warrior Square, St. Leonards on Sea, TN37 6BP

£1,200 Per Calendar Month





# Oliver & Bailey

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[www.oliverbaileylettings.co.uk](http://www.oliverbaileylettings.co.uk)

**Entrance hallway**

**Living Room**

16'4" x 15'7" (5.00m x 4.75m )

**Kitchen**

12'7" x 5'5" (3.86m x 1.66m)

**Bedroom**

13'1" x 10'9" (4.00m x 3.30m)

**Ensuite**

**Bedroom**

16'2" x 8'11" (4.93m x 2.74m)

**Bathroom**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 22nd September 2025**

# Oliver & Bailey

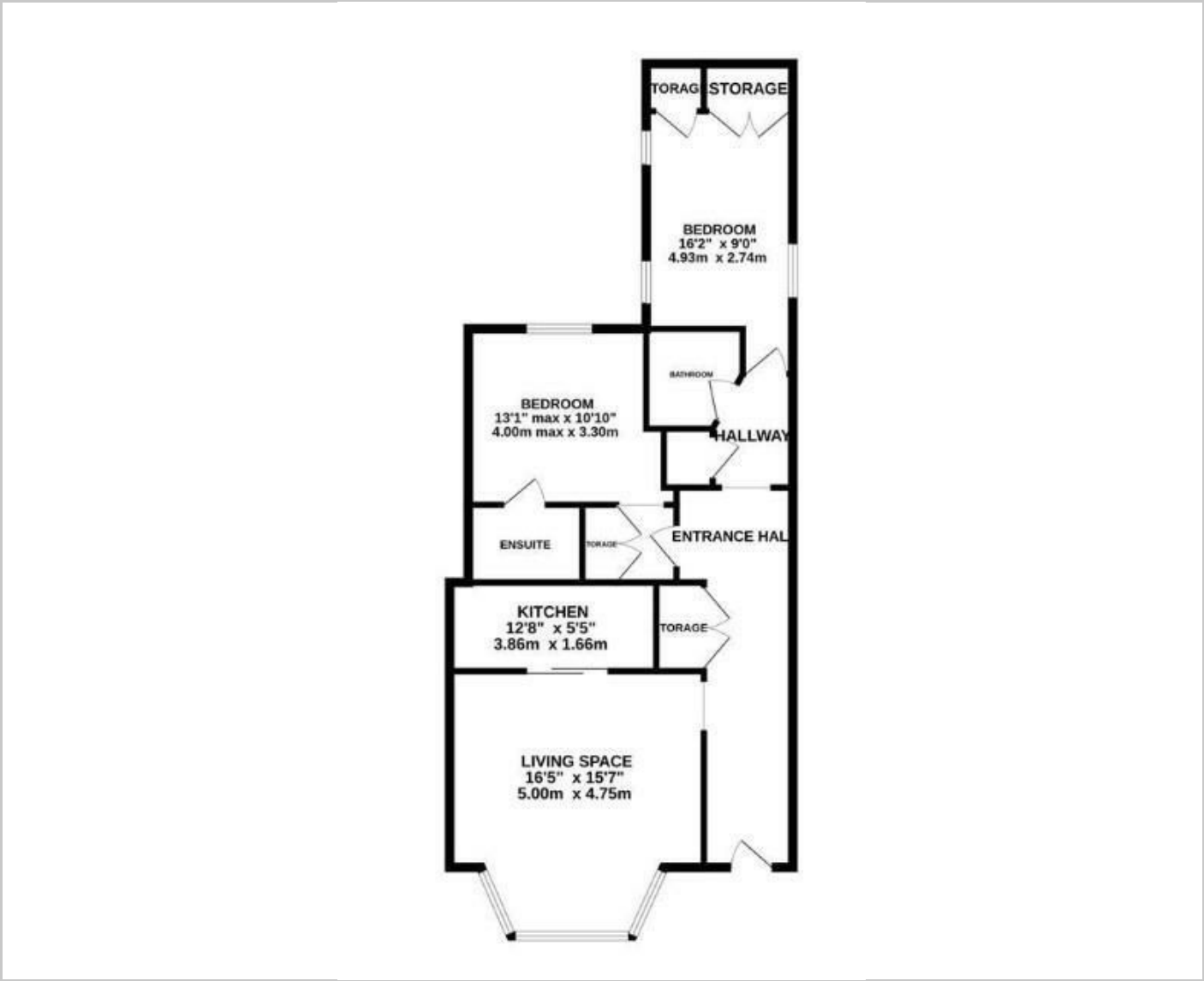
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**BRIGHT & SPACIOUS TWO BEDROOM HALL FLOOR APARTMENT WITH PRIVATE ENTRANCE...** Call Robyn or Georgia at Oliver & Bailey to view this well presented two bedroom apartment.

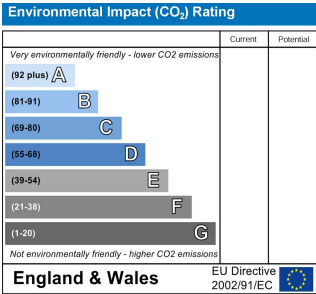
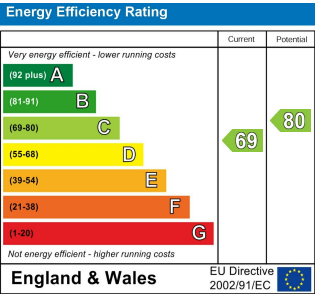
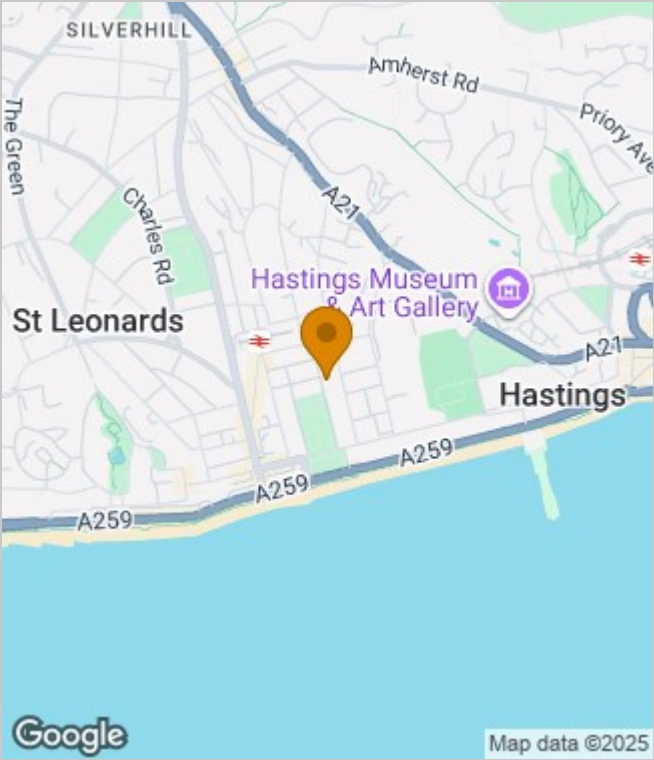
Located in the popular Warrior Square of St Leonards on Sea, the property is walking distance to all the popular eateries, cafes and shops in Kings Road, it is also a short distance from the sea front promenade and St Leonards Warrior Square Train Station. Boasting its own private entrance and large spacious hallway which could be used as a optional study area, the apartment comprises a large and spacious living room with bay fronted windows, and open plan kitchen, there are two double bedrooms one with ensuite shower room and a separate bathroom.

The property is currently under going redecoration in areas and benefits from an EPC rating of C.

FLOORPLAN



AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.