



Warrior Gardens, ST. LEONARDS ON SEA, TN37 6EB

£995 Per Calendar Month Per



**Oliver  
& Bailey**

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Communal entrance

Kitchen

12'8" x 6'4" (3.88m x 1.95m)

Living Room

11'3" x 12'2" (3.43m x 3.73m)

Bedroom one

15'2" x 7'1" (4.63m x 2.17m)

Bedroom two

9'7" x 7'7" (2.94m x 2.32)

Bathroom

8'2" x 4'11" (2.51m x 1.50m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 9th December 2025

# Oliver & Bailey

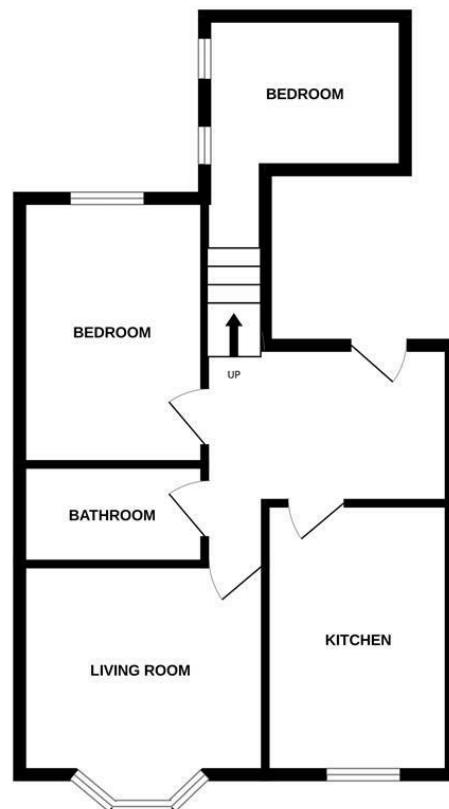
NEWLY DECORATED APARTMENT... Call Georgia or Robyn at Oliver & Bailey to view this spacious two bedroom apartment. Located only 100 meters from St Leonards Warrior Square Train Station, the apartment is in a prime location for commuters travelling to London, Brighton and Ashford. It is also only a short distance from Kings Road, which boasts many eateries, cafes and other local shops.

The property comprises a large living room with bay fronted window to front, fitted kitchen with integrated oven/hob, two bedrooms and bathroom with shower over bath.

Further benefits to the property is gas central heating and epc rating C.

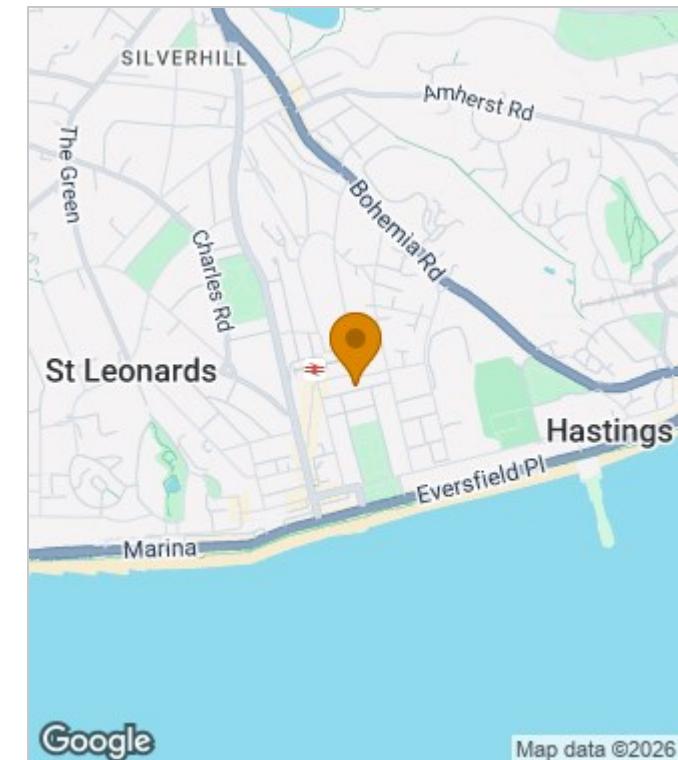
## FLOORPLAN

GROUND FLOOR



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. 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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## AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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