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

£795 Per Calendar Month Per



Oliver  
& Bailey

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Communal entrance

Living room

13'3" x 11'8" (4.05m x 3.57m)

Kitchen

12'2" x 6'10" (3.72m x 2.09m)

Bedroom

8'9" x 14'6" (2.69m x 4.42m)

Bathroom

7'9" x 4'11" (2.38m x 1.50m)



Furnished Options: Unfurnished

Council Tax Band: A

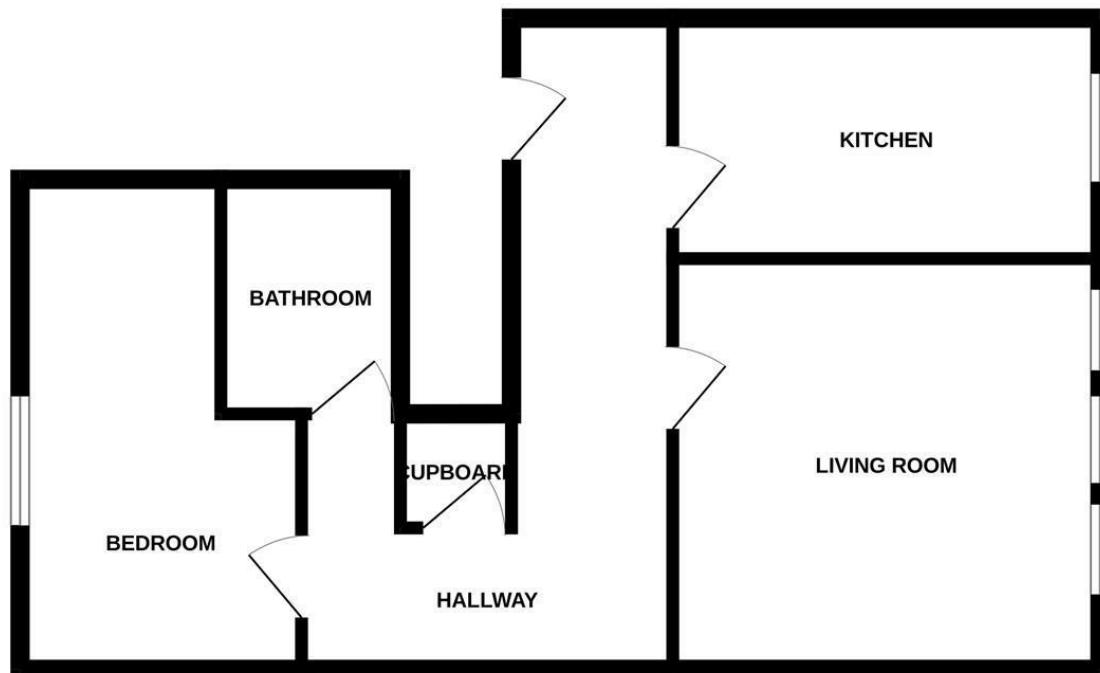
Available Date: 30th January 2026

# Oliver & Bailey

**BRIGHT & SPACIOUS ACCOMODATION..** Call Georgia or Robyn at Oliver & Bailey to view this fantastic one bedroom second 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 and spacious accommodation and has been redecorated throughout, comprising a modern fitted kitchen, a generous living room, a good-sized bedroom, and a bathroom with a shower over the bath. Further benefits to the property are gas central heating..

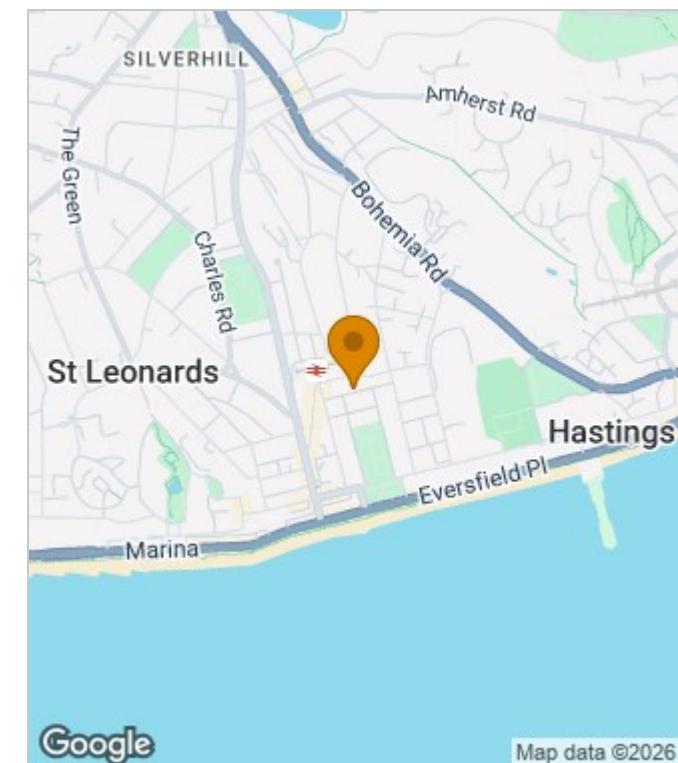
## FLOORPLAN

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