



## Key Features

- ◆ Ground floor, split level maisonette
- ◆ Beautifully refurbished
- ◆ Mezzanine bedroom
- ◆ Entry phone
- ◆ Close to train station, shops and seafront
- ◆ EPC rating D



Warrior Gardens, St. Leonards-On-Sea

£850 PCM



Northwood are delighted to welcome market this beautiful, one-bedroom, split-level maisonette in the heart of St. Leonards-on-Sea.

Accommodation comprises entrance hall with space for coats/shoes, lounge/kitchen with integrated fridge, freezer and washing machine, first-floor bedroom with steps to a bed on a mezzanine level, shower cubicle and separate WC.

Further benefits include uPVC double glazing, gas central heating and clever, integrated storage throughout.







Located just above Warrior Square, minutes from Warrior Square Train Station, local shops, bars and restaurants and the seafront, this fantastic split-level apartment has been refurbished to an exceptionally high standard and is perfect situated to make the most of this up-and-coming seaside town.

Please view our immersive virtual tour to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/60a0ab536f3a4aaab77b7f7f90b6d66b/>

Council Tax Band A: £1703

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:  
<https://checker.ofcom.org.uk>



Holding Deposit: £195.00 (one week's rent)  
Full Deposit: £980.00  
1st month's rent + Full Deposit: £1830.00  
Minimum Tenancy: 6 months

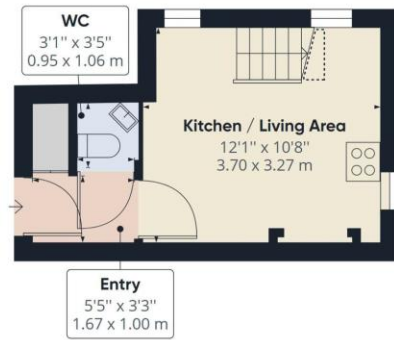
Total household income must exceed £25,500 to be considered for this property.

This property is managed by Northwood, should a maintenance issue arise, it can be reported 24 hours a day via our website.

Please note: these photos were taken prior to the current tenant taking up residency.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
267.74 ft<sup>2</sup>  
24.87 m<sup>2</sup>

**Reduced headroom**  
2.68 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



SEE MORE ONLINE

## Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com

