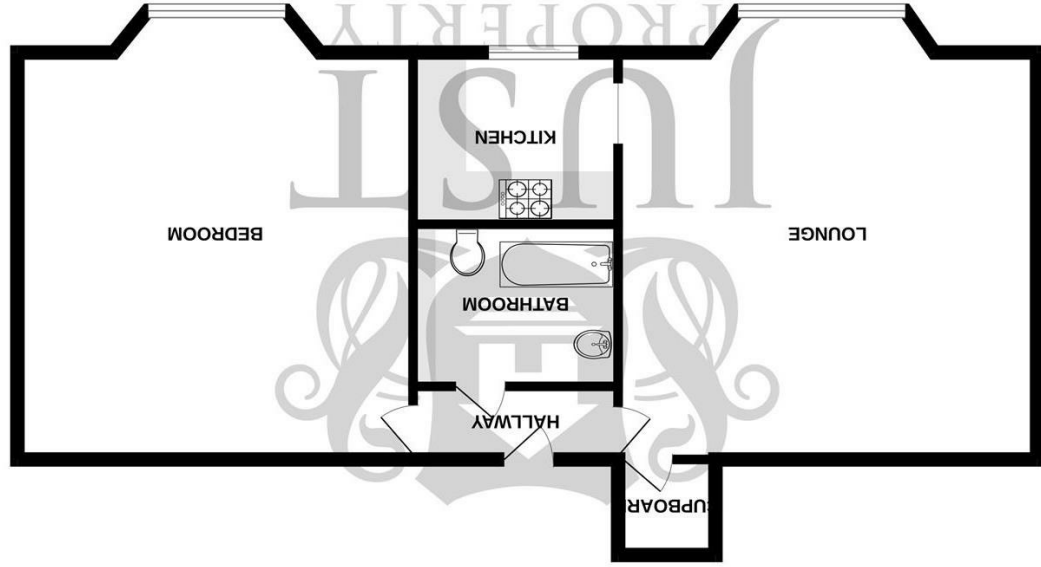


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 as to their quality or efficiency can be given.
 prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee
 of their condition or performance is given. This plan is for illustrative purposes only and should be used as such by any
 of doors, windows, floors and any other items are responsible and no responsibility is taken for any error.
 TOTAL FLOOR AREA: 733 sq. ft. (68.1 sq. m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	39
Potential	79



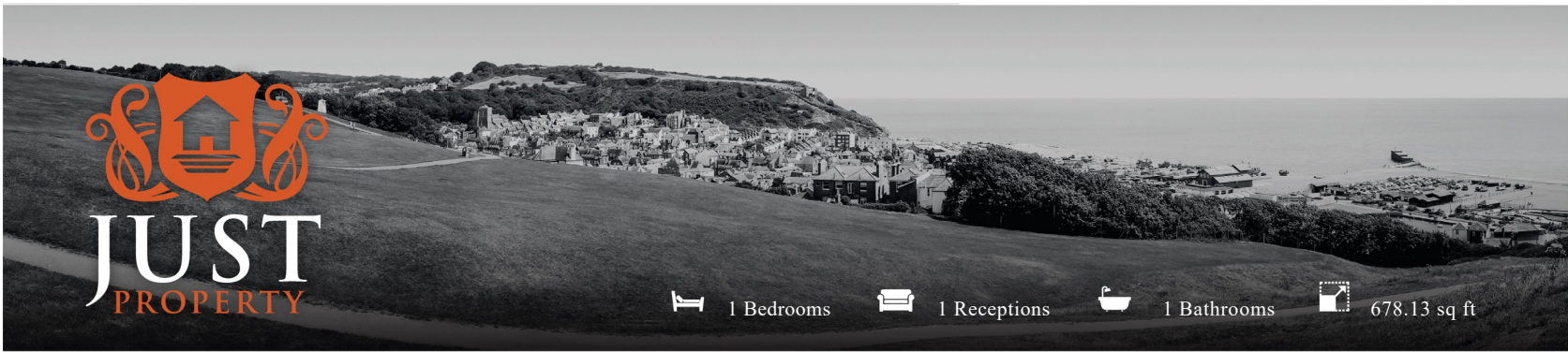
GROUND FLOOR
 733 sq. ft. (68.1 sq. m.) approx.



Flat 8, Warrior House 22 Warrior Square, St. Leonards-On-Sea, TN37 6BS

FLOORPLANS

www.justproperty.net



1 Bedrooms | 1 Receptions | 1 Bathrooms | 678.13 sq ft

Flat 8, Warrior House 22 Warrior Square, St. Leonards-On-Sea, TN37 6BS

Leasehold

£345,000





Leasehold

£345,000

1 Bedrooms 1 Receptions 1 Bathrooms 678.13 sq ft

PROPERTY DETAILS

****£345,000****

Just Property are extremely excited to offer this extremely BRIGHT and SPACIOUS stunning one bedroom, second floor apartment with outstanding south facing views directly overlooking the Sea and Warrior Square Gardens. We consider this property to be a 'one off' with many lovely features including; amazing south facing sea views from the living room, bedroom and kitchen, two floor to ceiling bay sash windows as well as two balconies and the rarity of being one of the few flats within Warrior Square Square that face the sea itself.

The living accommodation is situated within the second floor of this attractive period building. This can be accessed via the option of both a LIFT and STAIRWELL making the property more suitable for a larger range of buyers. The property is both bright and airy throughout and is made up of a spacious and attractive reception/dining room with the benefit of a Floor to Ceiling bay window which allows for an abundance of natural light with DIRECT SEA VIEWS and a balcony. This Leads into the kitchen, which includes multiple fitted appliances and another window which overlooks the sea, there is also a generous sized bath/shower room and a large bay fronted bright bedroom which also has another BALCONY and also offers views straight over to the SEA and Warrior Square Gardens.

The flat is conveniently located within close proximity to St Leonards Mainline railway station connecting to London and Brighton as well as easy access bus routes, the promenade, local shops, cafes, restaurants and pubs which are all to be right on your doorstep.

We have been advised by the current owners that there are 60 years left on the lease, pets are allowed within the building and the property will be coming to the market CHAIN FREE.

To arrange a viewing and to see all this stunning property has to offer, contact the vendors choice of sole agents Just Property on 01424 444100 to have a look.



ROOM DIMENSIONS

Warrior House

Stairs / Lift up to Second Floor

Flat Front Door

Hallway

Bathroom

7'6" x 4'7" (2.3 x 1.4)

Lounge / Diner

17'0" x 16'8" (5.2 x 5.1)

Kitchen

8'6" x 4'11" (2.6 x 1.5)

Bedroom

16'8" x 16'0" (5.1 x 4.9)

Two Balconies

FEATURES

- CHAIN FREE
- Wonderful second Floor Apartment
- Highly Desirable / Sought After Location
- ****CASH BUYERS****
- Stunning sea views from the kitchen, Living room and bedroom
- Two Sea facing balconies
- The only flat in Warrior Square that boasts all South Facing / Sea Facing rooms
- Lift access in the building
- Close to St Leonards Railway station / Bus Stops
- Spacious, Bright and Airy rooms throughout

