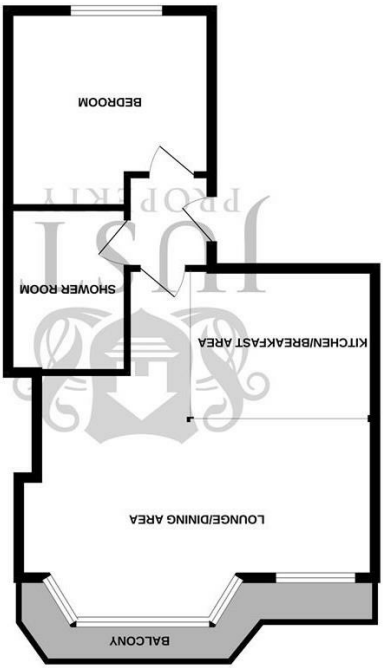


Measurements have been taken to ensure the accuracy of the floor plan and are intended as a guide only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage arising from its use. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage arising from its use.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	77



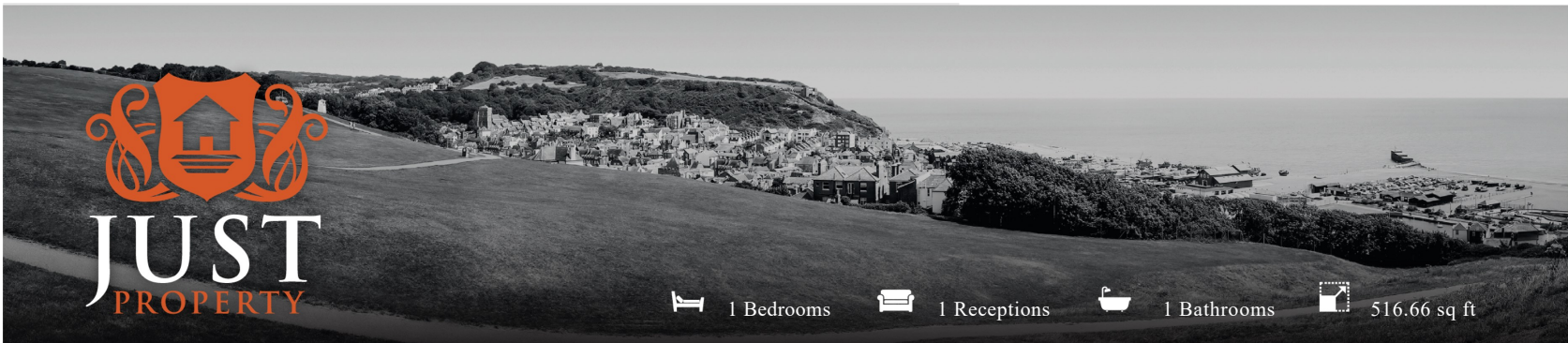
FIRST FLOOR



First Floor Front, Flat 3 6 Warrior Square, St. Leonards-On-Sea, TN37 6BX

FLOORPLANS

www.justproperty.net



1 Bedrooms | 1 Receptions | 1 Bathrooms | 516.66 sq ft

Leasehold

£325,000

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Leasehold

£325,000

1 Bedrooms 1 Receptions 1 Bathrooms 516.66 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented one-bedroom first-floor apartment, situated directly opposite the picturesque Warrior Square Gardens, boasting stunning, unobstructed views towards the sea and Beachy Head. Conveniently located within walking distance of local bus services, the vibrant amenities of London Road and Norman Road, the seafront, and Warrior Square mainline railway station, offering connections to London. The area is known for its fantastic selection of cafés, restaurants, and a lively atmosphere.

This charming apartment offers a spacious and bright open-plan living and dining area, complemented by a fully fitted, modern kitchen with integrated appliances. The blend of contemporary design with retained original features gives the property a unique character and a bright, inviting atmosphere. A well-appointed modern shower room/WC provides a perfect space to unwind.

The generously sized bedroom is located at the rear of the property, offering peace and quiet, with ample space for fitted wardrobes. One of the apartment's standout features is the private balcony, which offers outdoor dining space and panoramic views over Warrior Square Gardens, the English Channel, and Beachy Head.

With 94 years remaining on the lease and current service charges around £2,400 per annum, this property presents an excellent opportunity for seaside living.

To fully appreciate this stylish, contemporary, and immaculately presented apartment, viewing is highly recommended. Contact Just Property, the vendor's choice of sole agents, for more information and to arrange a viewing.



ROOM DIMENSIONS

Communal Front Door

Hallway and Stairs To First Floor

Front Door

Entrance Hallway

Open Plan Kitchen / Dining/ Lounge Area
19'3" x 18'6" max (5.89 x 5.65 max)

Shower Room / WC
9'6" x 6'3" (2.91 x 1.91)

Bedroom
12'9" x 11'5" (3.90 x 3.49)

Wraparound Front Balcony

FEATURES

- CHAIN FREE
- Stunning Sea Views
- Perfect Seaside Position
- Beautifully Presented Apartment
- Original Features
- Wraparound Front Balcony
- Kitchen / Breakfast Area
- One Double Bedroom
- Recently Updated
- Double Glazing and Gas Central Heating

