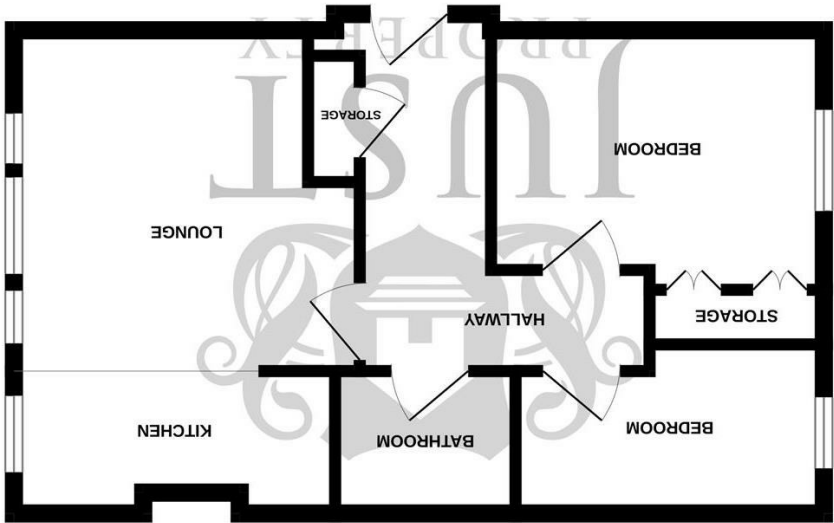


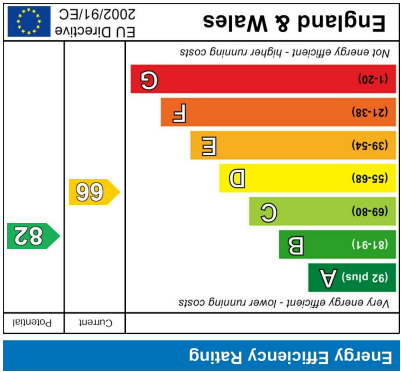


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

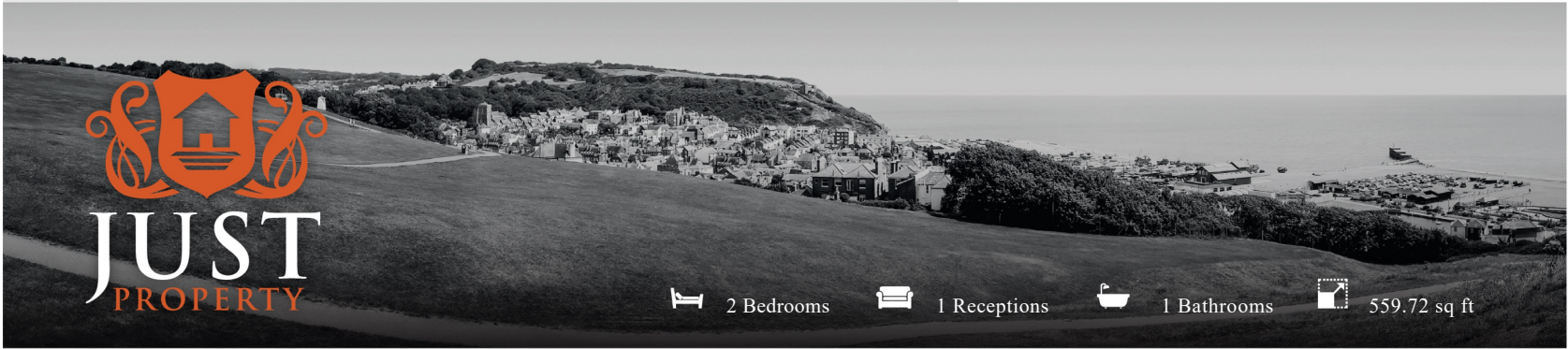


FLOORPLANS

Flat 8 78 Warrior Square, St Leonards On Sea, TN37 6BP



www.justproperty.net



Flat 8 78 Warrior Square, St Leonards On Sea, TN37 6BP

Leasehold - Share of Freehold

£175,000





PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market this charming CHAIN FREE third-floor apartment located in the desirable Warrior Square, St. Leonards. This property benefits from communal garden space as well as being within close proximity to the seafront & local amenities.

Upon entering the residence, you are met with a well presented entrance hall which includes built in storage space. From the entrance hall, you are invited to the lounge/kitchen, which serves as a versatile area for relaxation and entertainment. The lounge features large windows that fill the space with natural light and high ceilings.

The bathroom servicing the apartment can be found at the end of the hall as well as two generously sized double bedrooms. One of which featuring ample built in storage.

From the properties great location, you can enjoy the benefits of nearby shops, cafes, and restaurants, all within walking distance. The area boasts excellent public transport connections, including train services, making commuting easy. Warrior Square is known for its beautiful gardens and close proximity to the beach and promenade, ideal for leisurely strolls and outdoor activities.

Further benefits includes a SHARE OF THE FREEHOLD and the balance of the 999 year lease and the Service Charge is currently £1600 per annum.

This apartment presents a wonderful opportunity for those looking to embrace coastal living in a vibrant community or potential investment. Please contact the vendors choice of sole agents, Just Property, to arrange access on 01424 444100.

ROOM DIMENSIONS

Communal Entrance

Stairs to Third Floor

Front Door

Entrance Hallway

Storage

Lounge
13'8" x 12'11" (4.19m x 3.95m)

Kitchen
9'0" x 5'7" (2.75m x 1.71m)

Bathroom
5'2" x 6'7" (1.59m x 2.03m)

Bedroom
12'0" x 6'11" (3.68m x 2.12m)

Bedroom
12'4" x 8'11" (3.76m x 2.74m)

Storage Cupboard

Communal Gardens To Rear

FEATURES

- Close to Seafront & Local Amenities
- Two Double Bedrooms
- Large Open Plan Lounge/Kitchen
- CHAIN FREE
- Balance of 999 Year Lease
- Share of Freehold
- Third Floor Apartment
- Plentiful Storage
- Sash Windows
- Access To Communal Gardens

