



**Basement Flat Warrior Square, St. Leonards-On-Sea TN37 6BX**



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## **Basement Flat Warrior Square, St. Leonards-On-Sea**

This charming property features two cozy bedrooms, an open-plan lounge and kitchen with stunning ocean views, and a private courtyard perfect for outdoor relaxation. Modern and inviting, it offers the ideal blend of comfort and coastal living as well as the benefit of a brand new lease on completion.





### Hallway

### Lounge/Kitchen

20' 2" x 13' 8" ( 6.15m x 4.17m )

### Bathroom

### Bedroom One

14' 6" x 11' 6" ( 4.42m x 3.51m )

### Bedroom Two

13' 2" x 8' 6" ( 4.01m x 2.59m )

Total floor area 79.2 m<sup>2</sup> (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Basement Flat Warrior Square, St. Leonards-On-Sea**

- TWO BEDROOMS
- OPEN PLAN LOUNGE/ KITCHEN
- COURTYARD
- SEA FRONT LOCATION
- NEW LEASE ON COMPLETION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS121943](https://fox-and-sons.co.uk/Property/HAS121943)



Property Ref:  
HAS121943 - 0009

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