



**PCMA**  
ESTATE AGENTS

**Flat 5, 62, Warrior Square, St. Leonards-On-Sea, TN37 6BP**

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Tel: 01424 839111

**Price £245,000**



An exceptionally well-presented TWO BEDROOM APARTMENT with FANTASTIC SEA VIEWS, located on the THIRD FLOOR of this PERIOD BUILDING set within the prestigious Warrior Square. The property is offered to the market CHAIN FREE with a SHARE OF FREEHOLD.

Accommodation is BEAUTIFULLY PRESENTED and spacious throughout comprising an entrance hallway, 23ft OPEN PLAN LIVING ROOM-KITCHEN which enjoys FANTASTIC VIEWS and HIGH CEILINGS, TWO DOUBLE BEDROOMS and a LUXURY BATHROOM SUITE. There is also an additional UTILITY ROOM located off of the communal hallway.

Located within close proximity to the seafront and a range of boutique shops, bars and restaurants that St Leonards has to offer in addition to Warrior Square's mainline railway station and beautiful gardens.

This STUNNING APARTMENT is considered ideal for those looking for a BEAUTIFUL SEASIDE RETREAT. Please call now to arrange your viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs rising to the third floor, door to:

#### **ENTRANCE HALLWAY**

Wall mounted telephone entry point, spacious storage cupboard, radiator, door to:

#### **OPEN PLAN LIVING ROOM-KITCHEN**

23'11 x 13'4 (7.29m x 4.06m)

Beautifully presented open plan room with high ceilings, double glazed window to front aspect enjoying a fantastic view over Warrior Square and towards the sea, beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, breakfast bar, four ring gas hob with extractor above and oven below, integrated dishwasher, space for fridge freezer, inset sink with mixer tap. The main lounge area offers ample living space where you can enjoy the aforementioned views, feature fire surround and radiator.

#### **BEDROOM**

13'5 x 10'3 (4.09m x 3.12m)

Two built in storage cupboards, double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'9 x 7'4 (3.28m x 2.24m)

Double glazed window to front aspect enjoying pleasant views over Warrior Square and towards the sea, radiator, borrowed light window to bathroom.

#### **BATHROOM**

Luxury suite comprising a roll top bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, tiled flooring, part tiled walls, radiator with heated towel rail.

#### **UTILITY ROOM**

5'10 x 4'1 (1.78m x 1.24m)

Having a separate entrance off the communal hallway featuring space and plumbing for washing machine, gas fired boiler, additional storage space, double glazed obscured window to side aspect.

#### **TENURE**

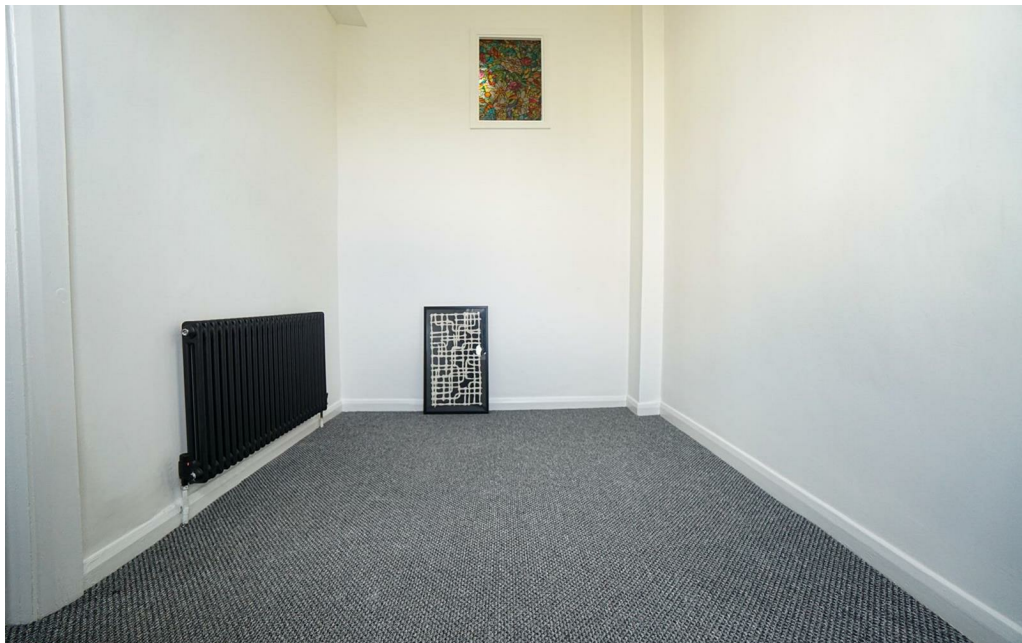
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 962 years remaining

Maintenance: £1509.59 per annum approximately.

Pets: With written consent





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.