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**8 Warrior Gardens, St. Leonards-On-Sea, TN37 6EB
Offers In Excess Of £200,000**

Rush Witt & Wilson welcomes you to Warrior Gardens, this beautifully renovated TWO BEDROOM GROUND FLOOR FLAT is perfectly situated in the sought-after St Leonard's area. Just a stone's throw from local train stations, the beach, and a variety of amenities, this property offers the ideal blend of convenience and coastal living. Enjoy the vibrant lifestyle of St Leonard's with bars, shops, restaurants, and the beach all within easy reach. This home has been meticulously updated throughout, ensuring a fresh and modern living space. The spacious lounge features a stunning bay window, creating a bright and airy atmosphere with original cornicing within the living space. The adjoining kitchen boasts a breakfast bar/dining area, perfect for entertaining. Two generous sized bedrooms provide ample space for relaxation and storage, while the brand new shower room adds a touch of luxury to your daily routine. With over 900 years remaining on the lease and a share of the freehold, this property is a fantastic long-term investment. Ready for you to move straight in, this flat is a must see for anyone looking to embrace the St Leonard's lifestyle. Don't miss the opportunity to make this stunning property your new home!





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Approximate total area⁽¹⁾

604.25 ft²
56.14 m²

Reduced headroom

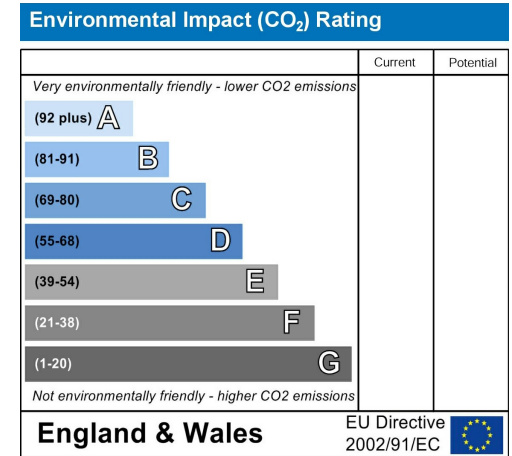
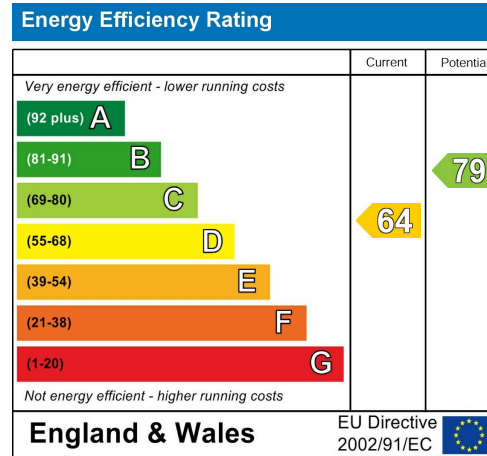
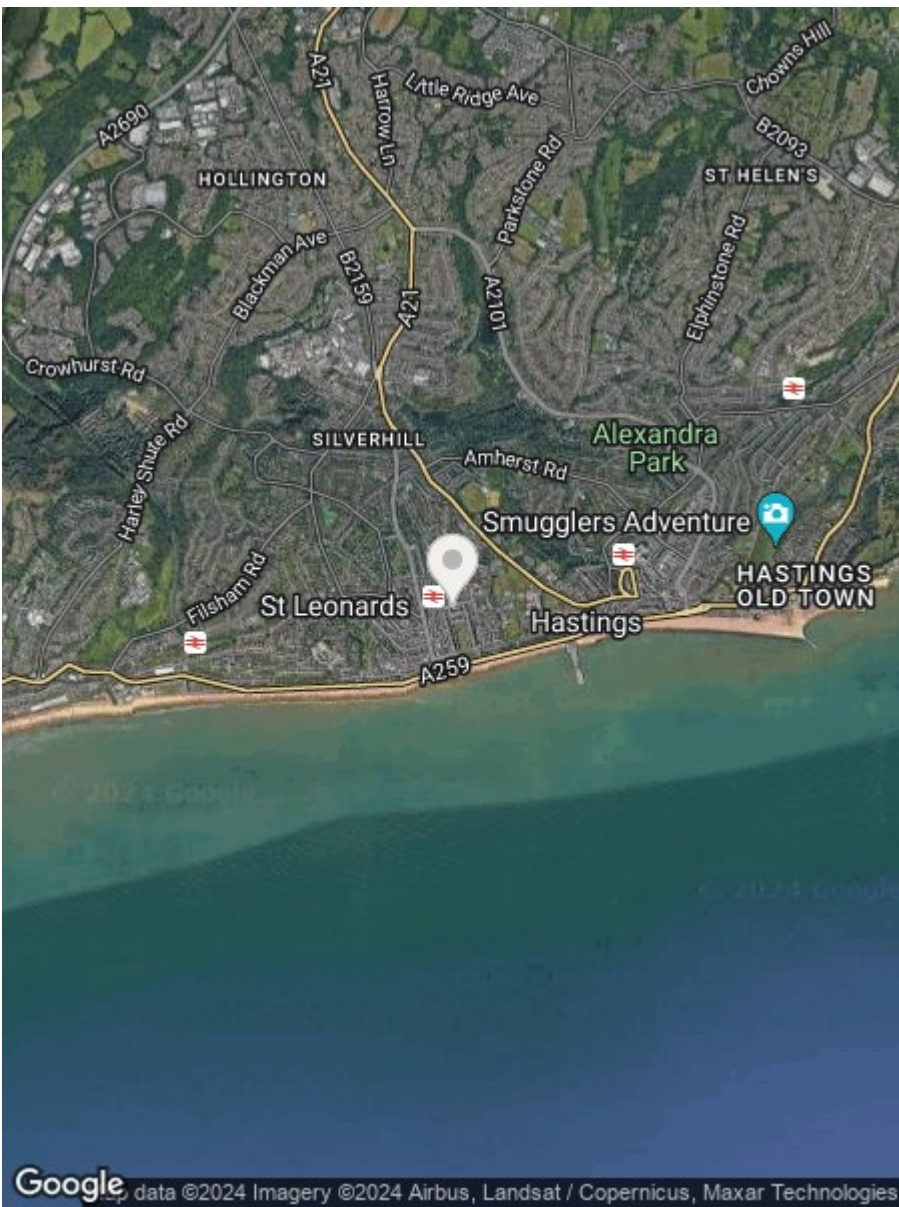
1.37 ft²
0.13 m²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**