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**54b Warrior Square, St. Leonards-On-Sea, TN37 6BS**  
**Offers In Excess Of £199,950**



**This spacious two bedroom Warrior Square apartment is located just yards from the seafront directly opposite Warrior Square Gardens and the immediate area is well served for amenities and the mainline railway station. As appointed sole agents we welcome to the market this wonderful private lower ground floor apartment with accommodation offering its own entrance, entrance lobby, large reception hallway, bay fronted lounge, main bedroom with shower and built in wardrobes, a further second bedroom. a family sized bathroom, kitchen and a private courtyard. The property is offered with gas fired central heating and a long lease. Apartments of this size are seldom available to the open market and internal viewings come highly recommended.**











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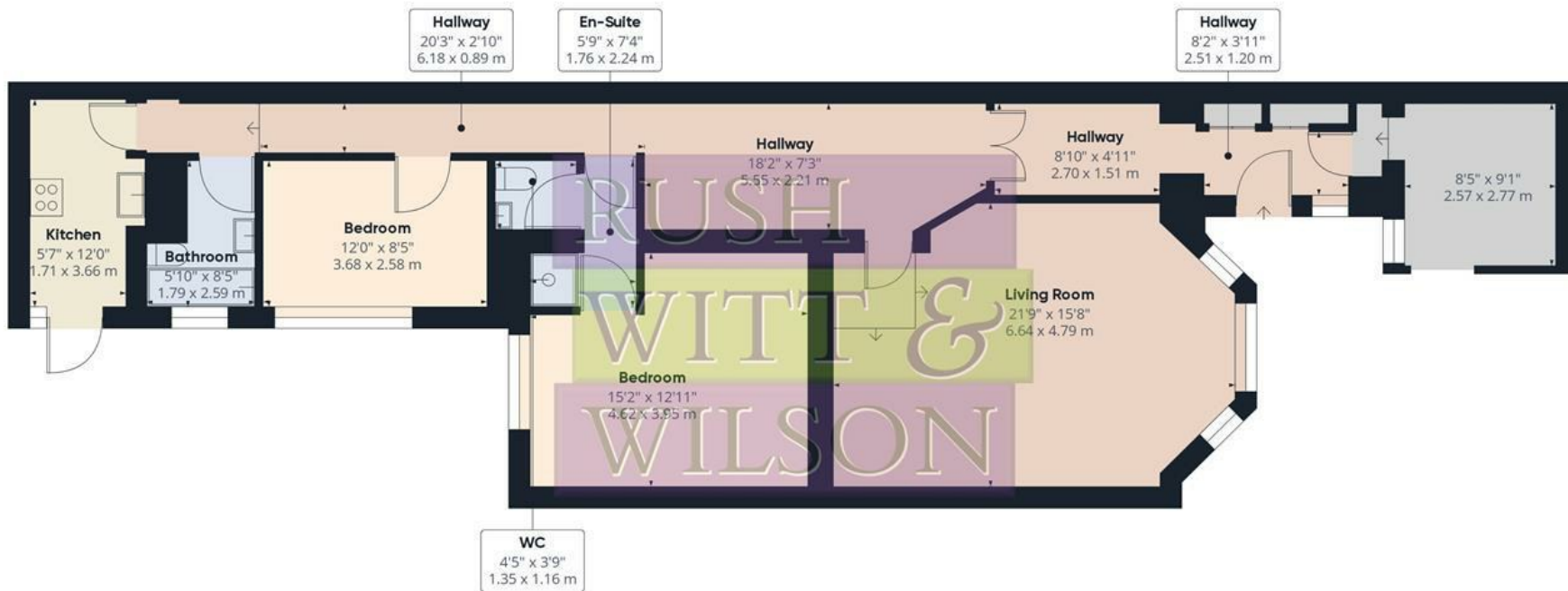
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**Approximate total area<sup>(1)</sup>**

1155.45 ft<sup>2</sup>

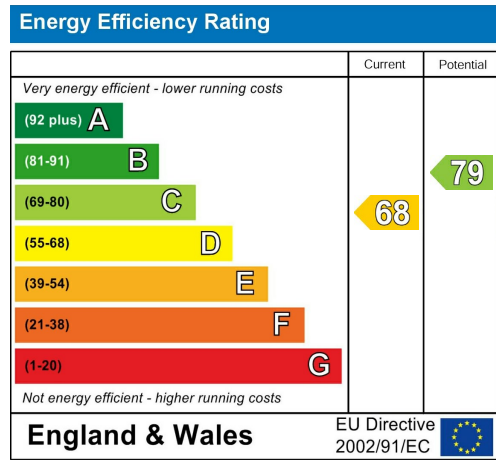
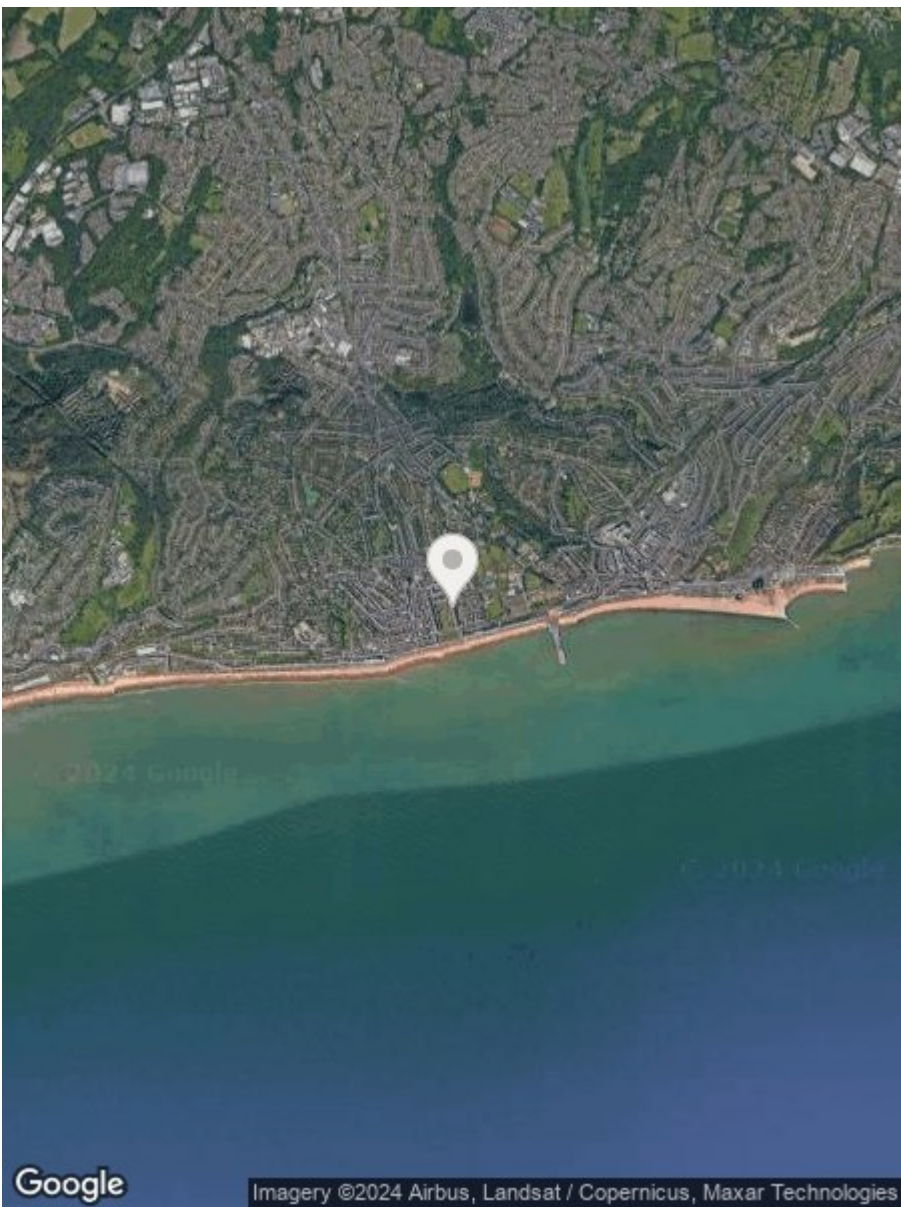
107.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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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