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**Ground Floor, Flat 2, 4 Warrior Gardens, St. Leonards-On-Sea, TN37 6EB
Offers In Excess Of £275,000 Share of Freehold**

This stylish two bedroom apartment occupies the ground floor of an attractive period residence, enviably positioned in a central St. Leonards location just moments from Warrior Square Gardens, the beach and the mainline railway station with direct links to London. The area is well known for its independent shops, award-winning restaurants, galleries and antique stores. The property has been painstakingly restored and is presented to an exceptionally high standard throughout, combining contemporary finishes with elegant period charm. The generous open plan living space features a large bay window framing a sunny southerly aspect, and a integrated kitchen area. There are two well-proportioned double bedrooms along with a luxurious shower room finished with a walk-in shower. The second bedroom enjoys direct access to an exclusive private rear garden, which can also be accessed separately from St Johns Road, providing a rare and versatile outside space. This outstanding home would make an ideal first purchase, coastal retreat or stylish pied-à-terre.









Approximate total area⁽¹⁾

54.9 m²

591 ft²

Reduced headroom

0.2 m²

2 ft²

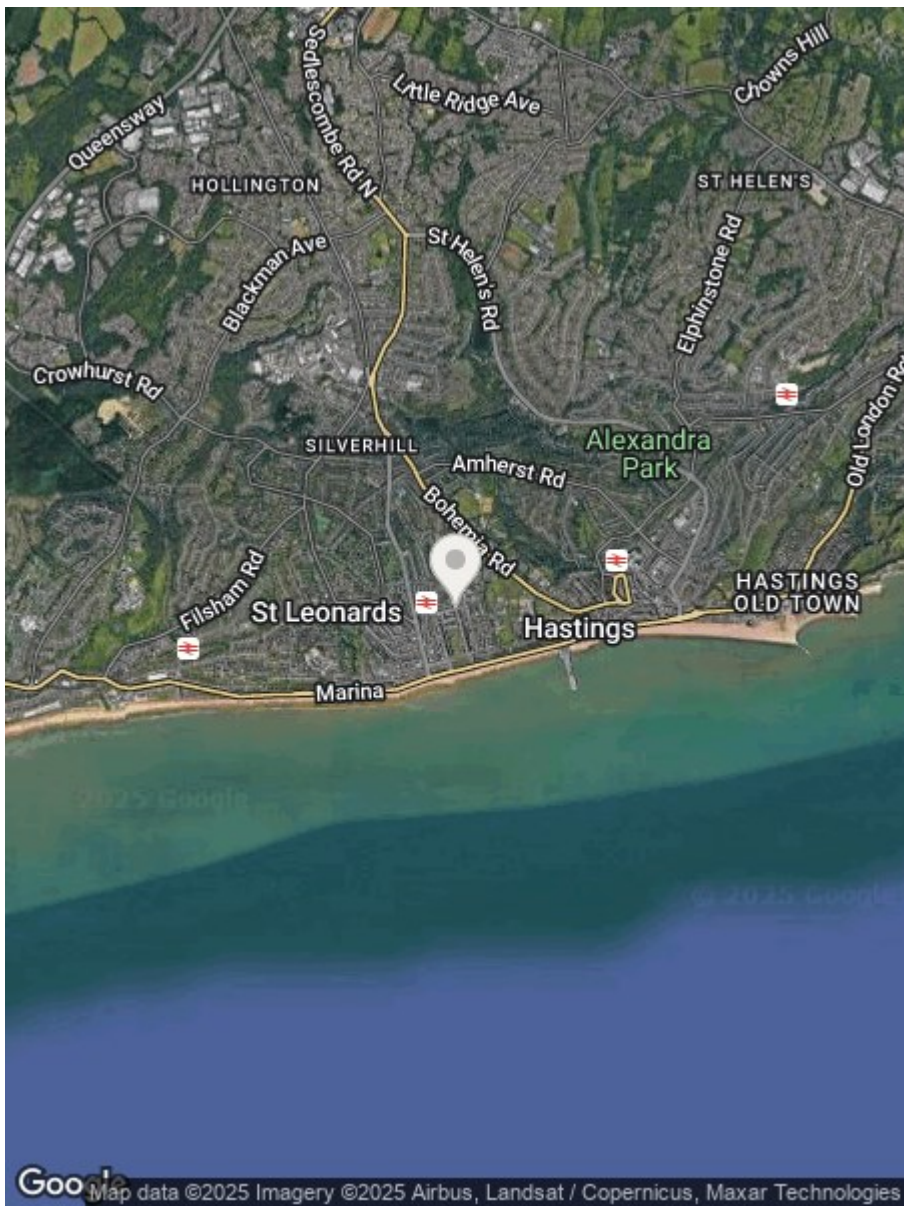
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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