

JOHN BRAY & SONS



8C Warrior Gardens , St. Leonards-On-Sea, TN37 6EB

The property: a spacious two bedroom apartment spanning the first floor of this period building, The accommodation comprises a bay fronted open plan living and dining space with a modern fitted kitchen, there are two double bedrooms together with a family bathroom fitted with a shower over the bath. Available fully furnished from end of May.

The location: situated in a central St. Leonards location within walking distance of the seafront, Warrior Square gardens and the nearby shops and restaurants on Norman Road & Kings Road. Warrior Square mainline railway station also offers connections to London station in under 1 hour and 30 minutes.

£1,100 Per Month

8C Warrior Gardens

, St. Leonards-On-Sea, TN37 6EB



- First floor
- Two double bedrooms
- Open plan living space with bay window
- Central location
- Available fully furnished
- Available from end of May

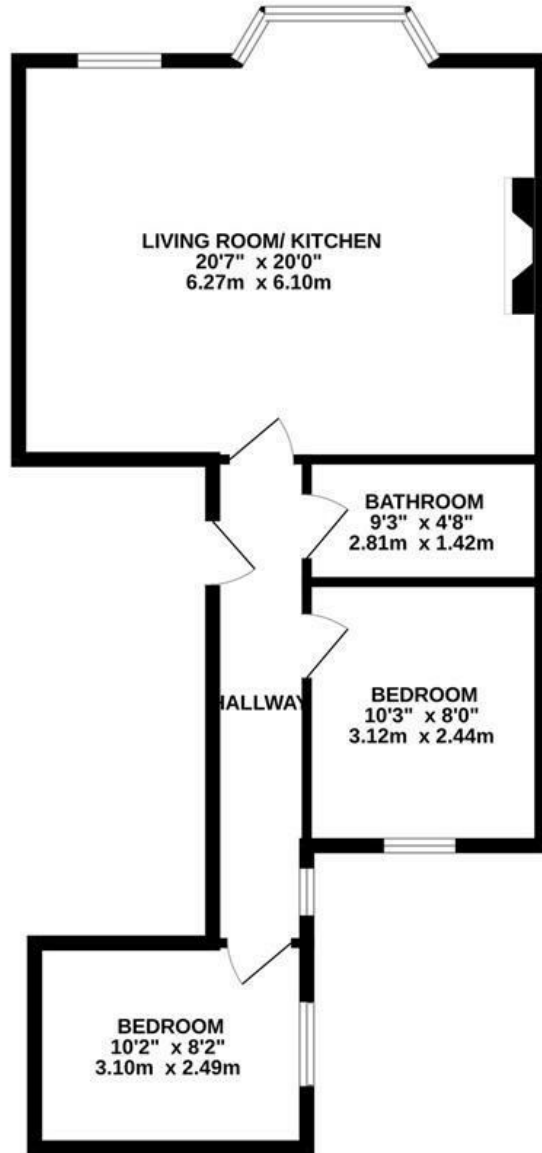


[Directions](#)



Floor Plan

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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.
Made with Metropix 52024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	