



**Warrior Square**  
St Leonards-On-Sea, East Sussex TN37 6BX  
Offers in excess of £145,000 Leasehold

**Wyatt  
Hughes**  
Residential Sales

# Warrior Square, St Leonards-On-Sea, East Sussex TN37 6BX

Nestled in the charming area of Warrior Square, St. Leonards-On-Sea, this delightful one-bedroom split-level maisonette offers a perfect blend of modern living and coastal charm. Situated on the hall floor of a well-managed and maintained building, this property is ideally located just off the seafront, directly opposite the picturesque gardens of Warrior Square.

As you enter the flat, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The layout is thoughtfully designed, with the bedroom and bathroom conveniently positioned to ensure privacy and ease of access. The property boasts modern fittings throughout, enhancing its appeal and functionality.

One of the standout features of this maisonette is its tranquil position at the rear of the building, allowing for a peaceful living environment while still being close to the vibrant seafront. The property will be sold with a brand new 125-year lease, providing peace of mind for future ownership. Additionally, there is no onward chain, making this an ideal opportunity for first-time buyers or those looking to invest in a coastal retreat.

With its prime location, modern amenities, and the allure of seaside living, this flat is a wonderful opportunity not to be missed. Whether you are seeking a permanent residence or a holiday home, this maisonette in Warrior Square is sure to impress.

- TAX BAND
- EPC RATING
- NIL GROUND RENT
- ANNUAL SERVICE CHARGE £1911.
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- THE PROPERTY WILL BE SOLD WITH A NEW 125 YEAR LEASE
- ONE BEDROOM, HALL FLOOR SPLIT LEVEL MAISONETTE
- VACANT POSSESSION

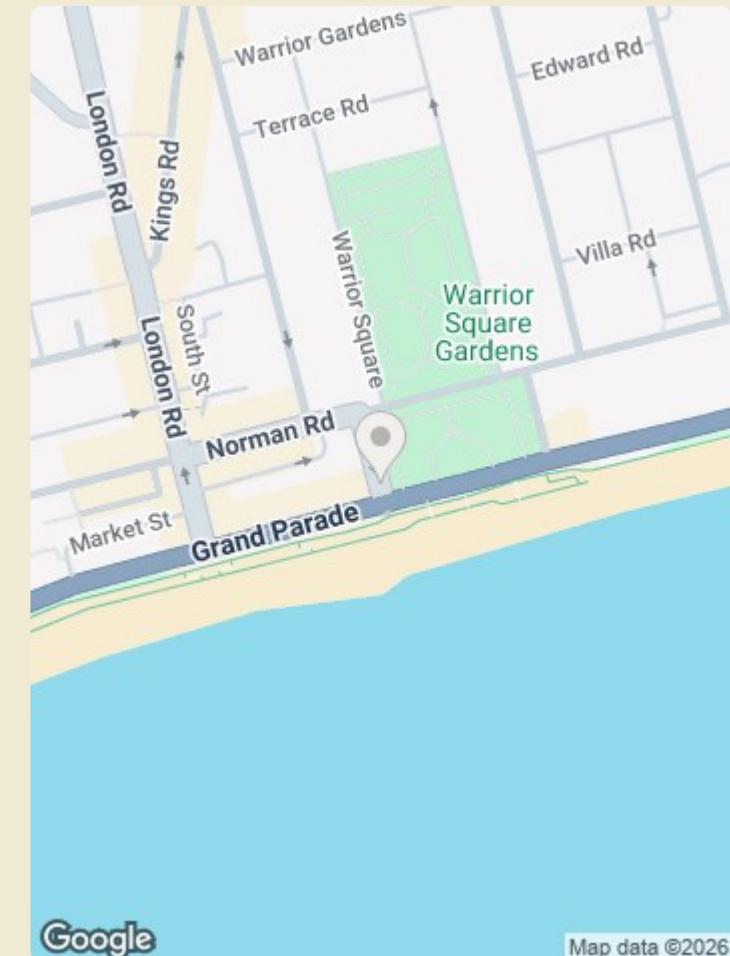


# Warrior Square

Approximate Gross Internal Floor Area  
539 sq. ft / 50.07 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-24)	E		
(21-13)	F		
(1-2)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	57
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-24)	E		
(21-13)	F		
(1-2)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: [sales@wyatthughes.co.uk](mailto:sales@wyatthughes.co.uk)

[www.wyatthughes.co.uk](http://www.wyatthughes.co.uk)

