



**Flat 1, 56, Warrior Square, St. Leonards-On-Sea, TN37  
6BS**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £275,000**

**\*\* SHARE OF FREEHOLD \*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, forming part of this converted VICTORIAN RESIDENCE. The property retains ORIGINAL FEATURES including CORNICING, CEILING ROSES, FEATURE FIREPLACES and EXPOSED WOODEN FLOORBOARDS.

Accommodation comprises a 22ft LOUNGE-DINER, separate kitchen, TWO BEDROOMS, a bathroom with STAND ALONE BATHTUB and a SEPARATE WC. The property also benefits from a LENGTHY LEASE and a SHARE OF FREEHOLD.

Conveniently positioned within central St Leonards, within walking distance to nearby Warrior Gardens, Warrior Square station with convenient links to London and St Leonards seafront with a vast range of independent artisan shops and eateries.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

**COMMUNAL FRONT DOOR**

With entry phone system, communal hallway with private front door leading to:

**ENTRANCE HALL**

Entry phone system, storage cupboard, electric storage heater, door opening into:

**LOUNGE-DINER**

22'8 max x 15'5 (6.91m max x 4.70m)

Feature fire surround, hearth and marble surround, picture rail, cornicing, ceiling rose, electric radiator, exposed wooden floorboards, double glazed bay window to front aspect.

**KITCHEN**

10'4 max narrowing to 7'5 x 8'9 (3.15m max narrowing to 2.26m x 2.67m)

Fitted with a range of eye and base level units, ample countertop space, inset one & ½ bowl sink with mixer tap, space and plumbing for washing machine,

space for under counter fridge freezer, space for range style cooker with extractor above, part tiled walls, wall mounted boiler, double glazed window to side aspect.

**BEDROOM**

15'2 max narrowing to 9'8 x 13' (4.62m max narrowing to 2.95m x 3.96m )  
Original fireplace with wooden surround and tiled hearth, original wooden floorboards, picture rails, original ceiling cornicing, ceiling rose, storage heater, single glazed window to rear aspect.

**BEDROOM**

11'8 x 9'9 (3.56m x 2.97m)

Cornicing, electric storage heater, double glazed window to side aspect.

**BATHROOM**

Stand alone bathtub with mixer tap and shower attachment, wash hand basin, chrome style towel rail, part tiled walls, single glazed window to side aspect.

**SEPARATE WC**

Low level dual flush wc, wash hand basin with storage below, shaver point, part tiled walls, additional storage cupboard with shelving space, single glazed window to side aspect.

**TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 962 years remaining

Service Charge: Approximately £3000 per annum.



GROUND FLOOR



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.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		35	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	