



**Warrior Gardens**  
**St Leonards-On-Sea, TN37 6EB**

**£150,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Warrior Gardens, St Leonards-On-Sea, TN37 6EB

Looking for a well-proportioned coastal apartment with private outside space, just moments from the seafront? This well-presented one-bedroom basement flat in Invergordon House, Warrior Gardens offers generous living space and a private courtyard in a prime St Leonards location.

Forming part of Invergordon House, a former hotel building, the property offers spacious and practical accommodation extending to approximately 615 sq ft. The large living room provides a comfortable and versatile main space, while the separate kitchen is well arranged for everyday use.

The double bedroom is positioned to the rear, offering a quieter setting, and the layout overall feels well balanced. Unusually for a basement flat, the property benefits from good natural light, adding to the sense of space.

A private courtyard provides valuable outdoor space, ideal for day-to-day use.

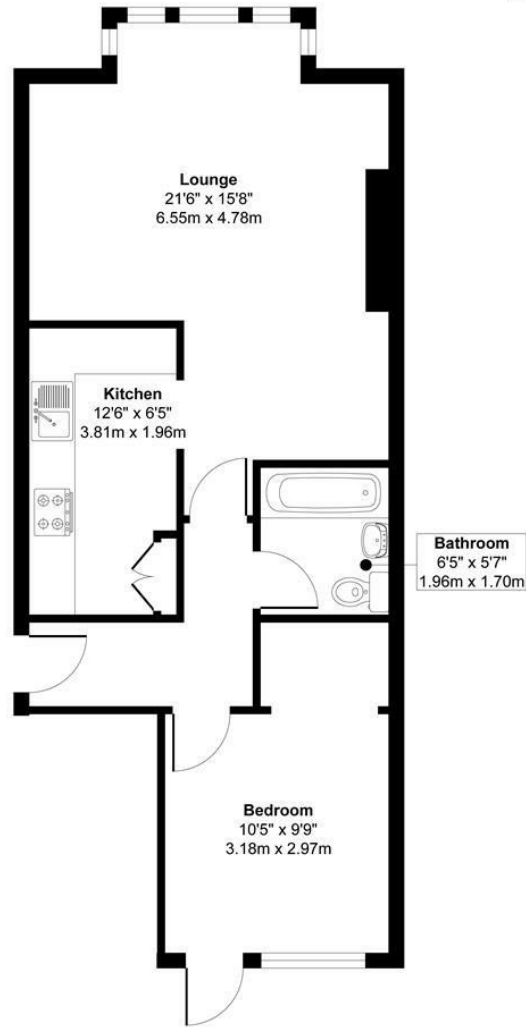
Situated in the heart of St Leonards, Warrior Gardens is perfectly placed in walkable distance to the seafront, local shops and cafés of Norman and Kings Road, as well as being moments from St. Leonards Warrior Square mainline railway station, making it a convenient and well-connected location.



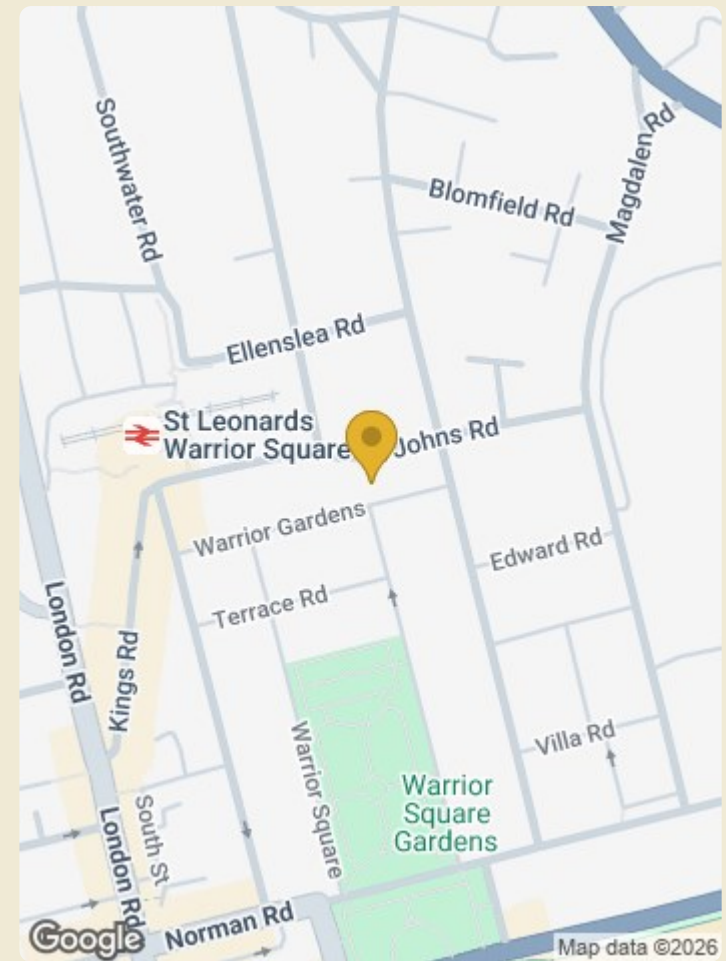
- ONE BEDROOM BASEMENT APARTMENT
- PRIVATE COURTYARD
- SHARE OF FREEHOLD WITH 999 YEARS FROM 2011
- COUNCIL TAX A
- WELL PRESENTED THROUGHOUT
- SET WITHIN A FORMER HOTEL BUILDING
- EPC E
- £0 GROUND RENT WITH APPROX £2000PA SERVICE CHARGE
- WALKING DISTANCE TO SEAFRONT AND STATION
- OFFERED CHAIN FREE

# Warrior Gardens

Approximate Gross Internal Floor Area  
615 sq. ft / 57.13 sq. m



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

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.

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