



## 74-76 Warrior Square

, St Leonards-On-Sea, TN37 6BP

Asking Price £165,000



# 74-76 Warrior Square



## Description

Set within an attractive period building, this charming flat occupies the top floor and enjoys a peaceful outlook with excellent natural light throughout. The accommodation is thoughtfully arranged and comprises a generous open-plan living/dining space with a well-defined kitchen area, creating a comfortable and sociable heart to the home. Large windows and neutral décor enhance the sense of space, making it ideal for both relaxing and entertaining.

The double bedroom is well proportioned and quietly positioned, offering ample room for furnishings and storage. The bathroom is clean and contemporary, fitted with a white suite and a shower over the bath. The property is presented in good order throughout and is offered vacant.

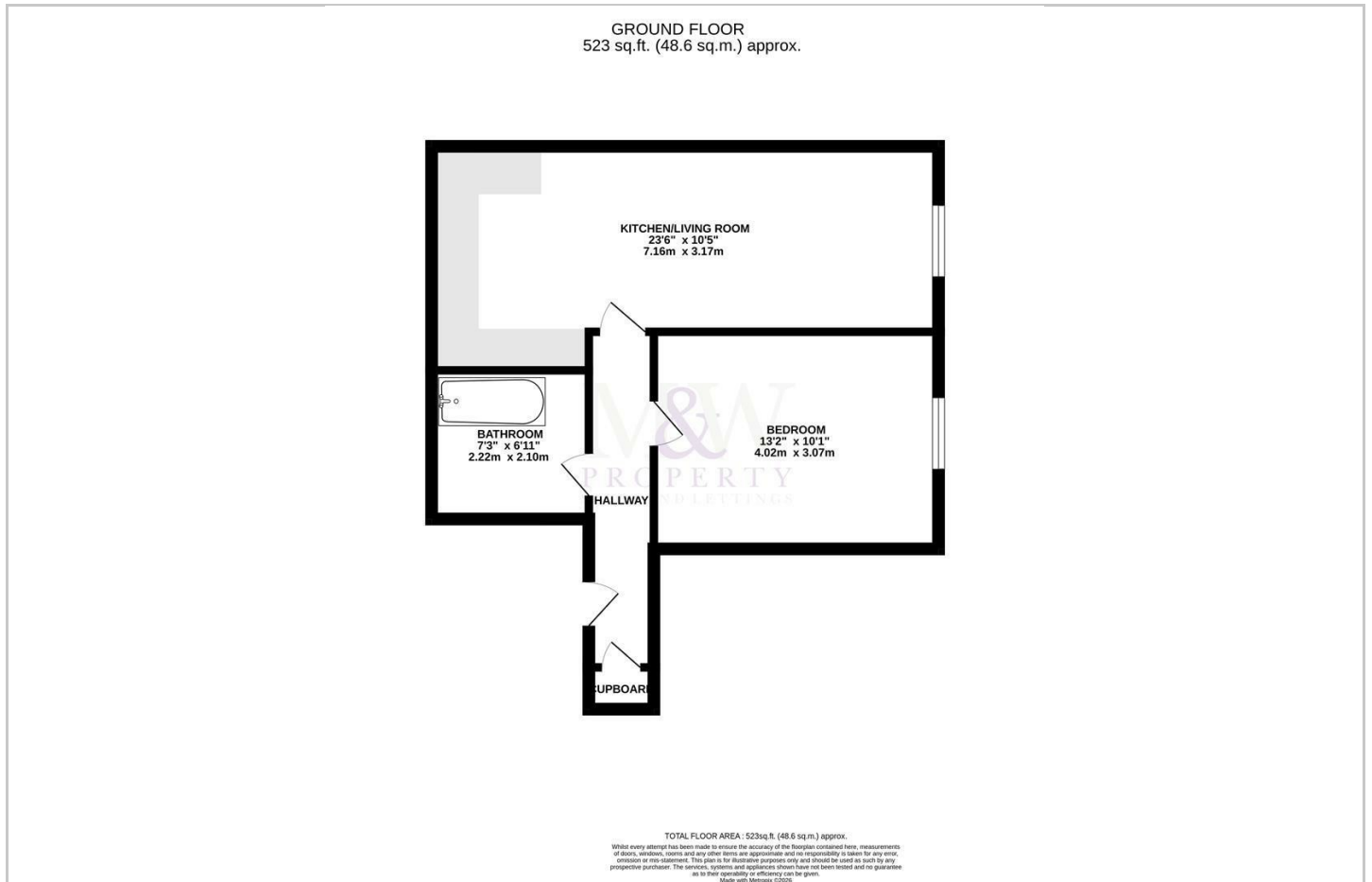
Situated moments from Warrior Square Gardens and Station, the flat is perfectly placed for easy access to the seafront, local cafes, independent shops, and excellent transport links to Hastings, Brighton, and London.

- Top Floor Flat
- Chain Free Sale With Vacant Possession
- £1,200 Per Annum Service Charge/£150 Per Annum Ground Rent
- Bright and Light-filled Space
- Beautifully Presented Throughout
- 115 Years Remaining On Lease
- Spacious Open-plan Living Room/Kitchen

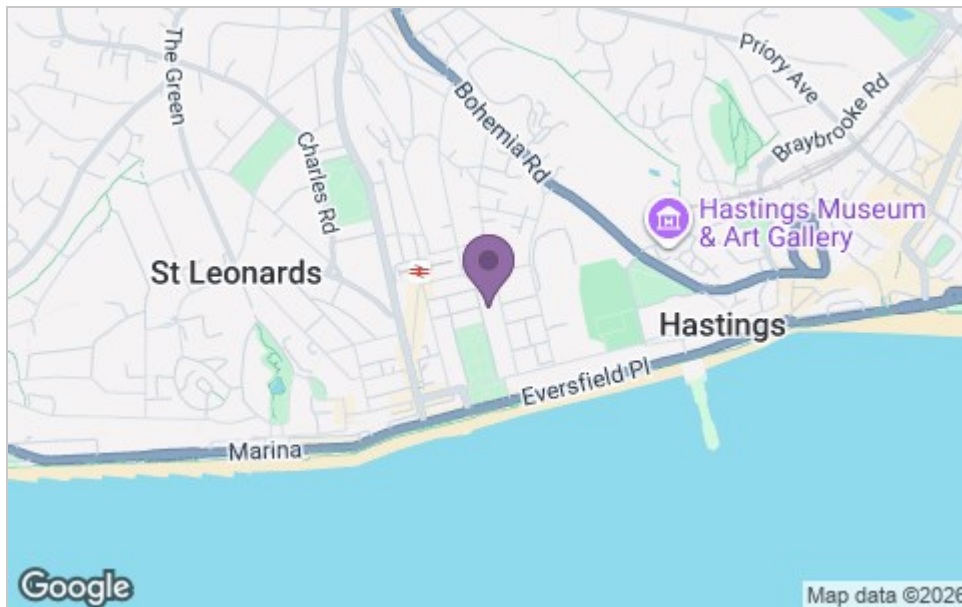




## Floor Plan



## Area Map



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

