

# Abbott & Abbott

*Estate Agents, Valuers and Lettings*



8 Warrior Square, St. Leonards-On-Sea, TN37 6BX

**Asking Price £265,000**



Located on the sought-after east side of Warrior Square, this beautifully presented two-bedroom ground floor flat blends period charm with coastal convenience. Set within an elegant Victorian building, the property boasts impressive high ceilings, large bay-fronted windows, and a bright, airy feel throughout.

The spacious living area is ideal for relaxing or entertaining, with natural light flooding in through the striking bay windows. The flat also features two well-proportioned bedrooms, a modern kitchen, and a contemporary bathroom, all thoughtfully laid out for comfortable everyday living. The master bedroom enjoys an en-suite shower room. There is also added storage in the hallway.

Enjoy the added benefits of a share of the freehold, a long lease, and a vibrant location just moments from the seafront, local cafes, galleries, and St

- Ground floor, 2-bedroom flat
- En-suite in master bedroom
- High ceilings and original features
- Yearly service charge £2,988.63
- 999-year lease and share of the freehold
- Two double bedrooms
- Sold with no onward chain

