







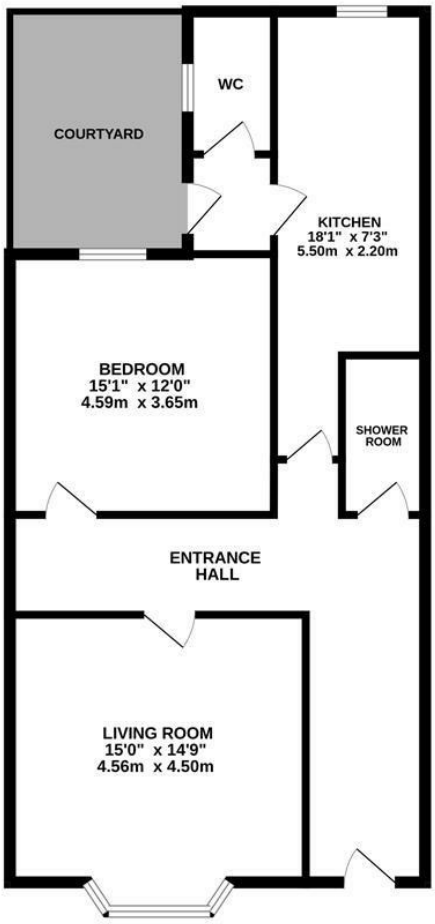
Warrior Gardens, St. Leonards-On-Sea TN37 6EB

Offers in excess of £130,000

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A spacious one bedroom apartment with a PRIVATE COURTYARD GARDEN situated in prime position, one road back from the seafront and just a SHORT WALK TO THE BEACH. It's ideally placed for access to the hub of St. Leonards-On-Sea which offers a collection of artisan shops, eateries, galleries and a mainline railway station with connections to London. Accessed via a PRIVATE ENTRANCE the accommodation here enjoys well proportioned rooms arranged as a BAY FRONTED LIVING ROOM which benefits from a front aspect, there is a separate kitchen with fitted units, a large double bedroom with BUILT-IN STORAGE and an outlook of the courtyard, together with a shower and separate cloakroom. Externally the courtyard garden provides the perfect space to dine al-fresco. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect first time home or investment.

LOWER GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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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