



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



VIEWING HIGHLY  
RECOMMENDED



## Warrior Gardens, St Leonards-On-Sea, | Flat | 2 Bedrooms

A spacious and newly decorated two bedroom apartment spanning the entire first floor of this period residence. The accommodation comprises open plan living room with ample space for dining with a modern fitted kitchen. To the rear of the property there are two double bedrooms together with family bathroom with fitted shower over bath. The property is being let fully furnished and is located in a central St Leonards location within walking distance to Warrior Square train station, nearby shops and restaurants and seafront. Available immediately.

**TO LET**  
**£1,100 PER**  
**MONTH**

## Location

This apartment is perfectly positioned with the seafront and beach being in walking distance, and in the other direction you will find St Leonards Train Station. The historic landscaped parkland of Warrior Square is also within easy reach with lawns and views of the sea.

## Communal Entrance Hall

Staircase rises to the first floor.

## Hallway

The apartment entrance door opens into the hallway which has an entryphone handset, ceiling lights, wood laminate flooring and a sash window to the side aspect.

## Open Plan Living Room 20'8" x 16'8" plus bay window (6.3 x 5.1 plus bay window)

### Lounge and Dining area

The room is flooded with natural light from the tall bay window which is southerly facing. Cast iron fireplace, high ceilings and sash windows are further character features of this welcoming space. Wood laminate flooring, ceiling light, radiator and powerpoints.

### Kitchen Area

Fitted with a range of wall and floor units with complementary stone effect worktop. Single bowl stainless steel sink with mixer tap. Integrated oven, four ring gas hob with extractor over. Freestanding washing machine and fridge freezer. Sash window to the front aspect.

### Bathroom 9'8" x 4'9" (2.95 x 1.45)

Fitted with a bath that has a mixer tap and shower attachment. Glazed shower screen. Toilet, basin, chrome ladder radiator, wall mounted fan heater, extractor and inset ceiling spotlights. Tiled flooring and part tiled walls.

### Bedroom Two 10'5" x 9'6" (3.2 x 2.91)

Wooden laminate flooring, sash window, powerpoints, radiator and ceiling light.

### Bedroom One 10'4" x 8'2" (3.15 x 2.5)

Double glazed window to the side aspect, wooden laminate flooring, ceiling light, powerpoints and radiator.

## Additional Information

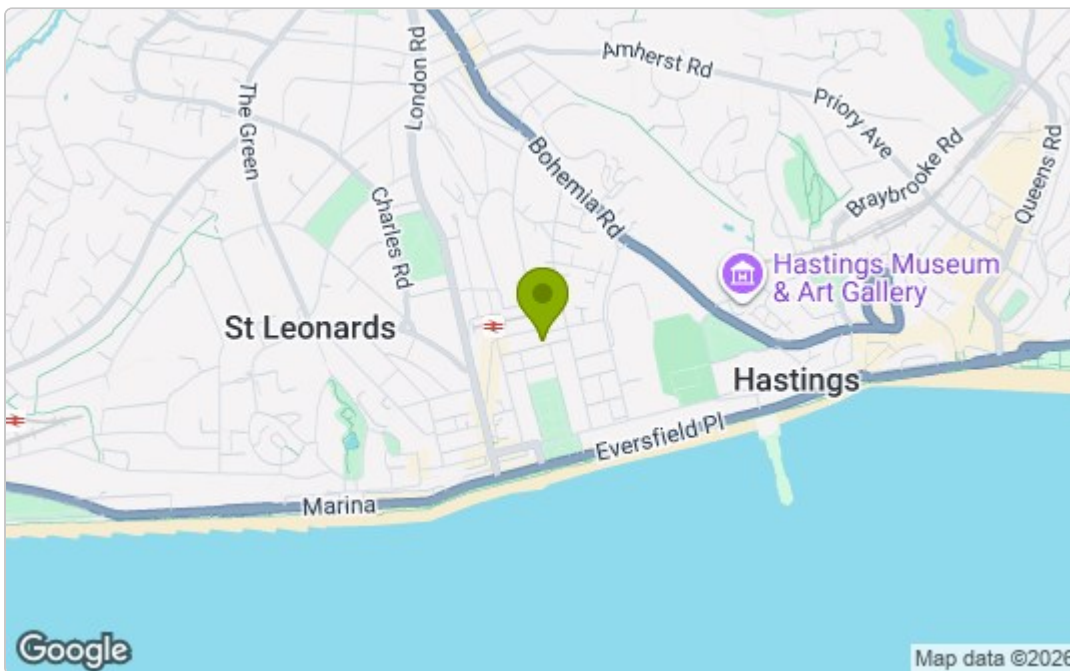
EPC Rating: D

Council Tax Band: A

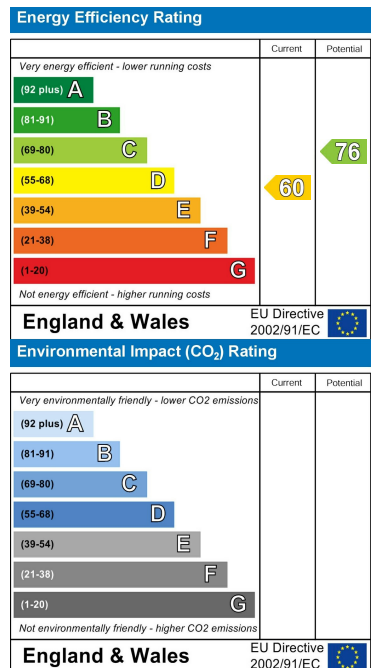
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.