

**RUSH  
WITT &  
WILSON**



**12 Warrior Square, St Leonards-On-Sea, TN37 6BX  
Offers In The Region Of £220,000 Leasehold**

**\*AMAZING SEA VIEWS\*** Be sure to visit this Beautifully presented and fully modernised two bedroom top floor converted apartment enjoys breathtaking views across Warrior Square Gardens and out towards the sea. Ideally positioned in one of St Leonards' most desirable locations, the property combines period charm with stylish contemporary finishes. The accommodation is well-proportioned throughout and includes a bright and spacious living area, two bedrooms, and a stunning newly fitted modern kitchen finished to a high standard with contemporary units and integrated appliances. The property has been tastefully updated by the current owners and is offered in excellent decorative order, making it ready to move straight into. Occupying the top floor of an attractive period building, the apartment benefits from an abundance of natural light together with elevated views across the gardens and coastline. Warrior Square railway station, the seafront promenade, and a range of popular cafés, restaurants, and independent shops are all within easy walking distance. An excellent opportunity to acquire a stylish home or seaside retreat in a highly sought-after central St Leonards location.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

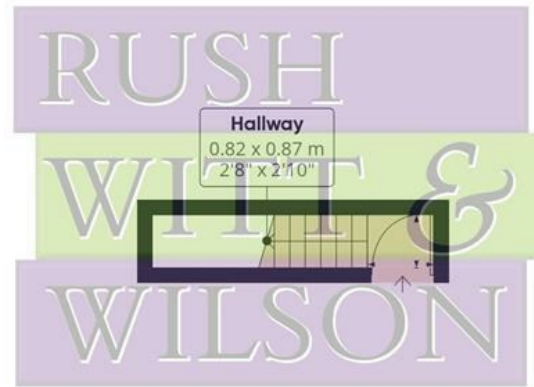


RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





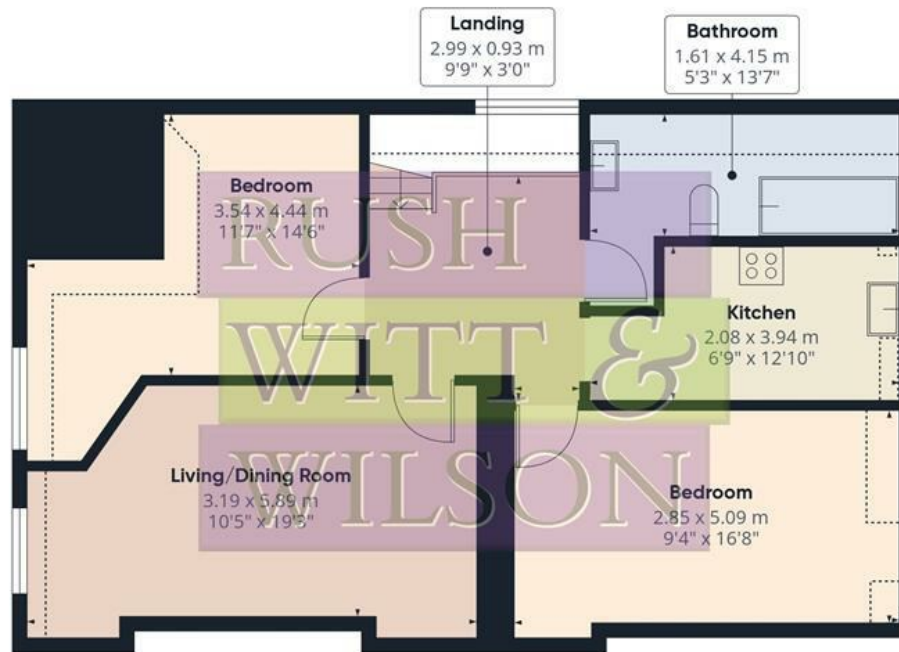
Floor 0

**Approximate total area<sup>(1)</sup>**

71.5 m<sup>2</sup>  
770 ft<sup>2</sup>

**Reduced headroom**

6.4 m<sup>2</sup>  
69 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

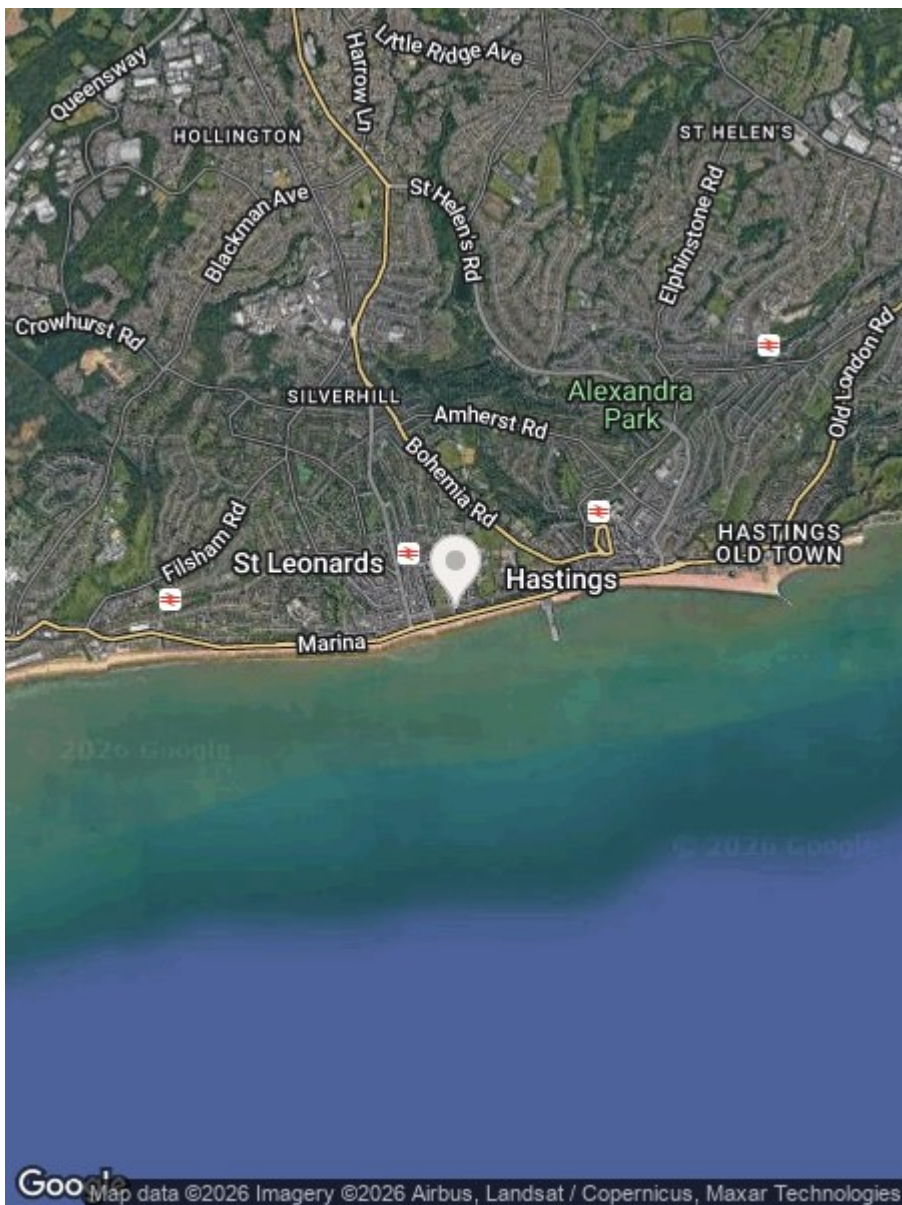
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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

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

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**