



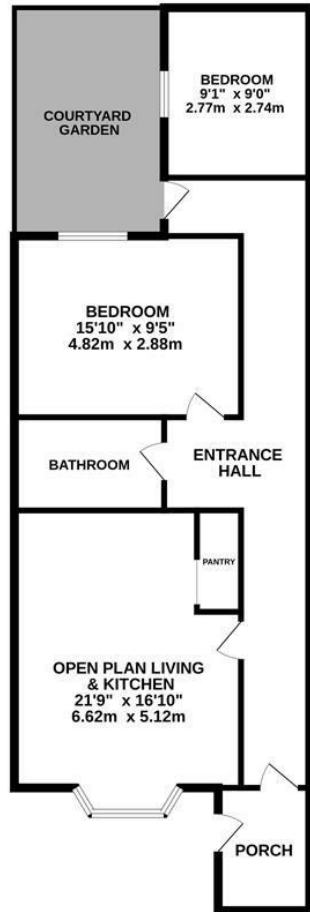
Warrior Square, St. Leonards-On-Sea TN37 6BP

Offers in excess of £250,000



A simply stunning two bedroom GARDEN APARTMENT located within the iconic Warrior Square, just metres from the seafront and the hub of St. Leonards-On-Sea. It's enviably positioned within walking distance of local shops and restaurants on Kings Road and Norman Road, if you fancy venturing further afield St. Leonards mainline railway station offers connections to London in just over 1 hour and 20 minutes. The accommodation is accessed via a PRIVATE ENTRANCE and a welcoming porch, it has UNDERGONE TOTAL RESTORATION and is presented to an excellent standard throughout, the OPEN PLAN LIVING SPACE enjoys a large bay window and is fitted with a STYLISH KITCHEN with a central island/breakfast bar and large pantry. There are TWO WELL-PROPORTIONED DOUBLE BEDROOMS together with a contemporary bathroom fitted with a bath with a shower over complete with terrazzo tiles. Oak parquet flooring flows throughout with the added benefit of underfloor heating. Externally there is a REAR COURTYARD GARDEN which has been designed to provide an idyllic spot to dine al-fresco and there is a front courtyard. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect first time home or seaside retreat.

LOWER GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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