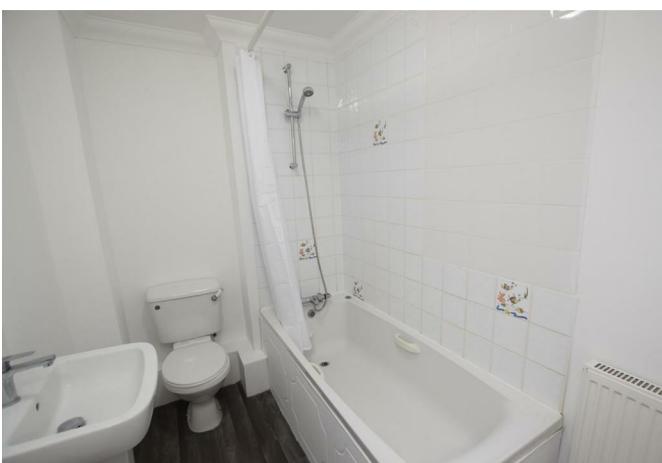




Warrior Gardens, ST. LEONARDS ON SEA, TN37 6EB
£995 Per Calendar Month Per



**Oliver
& Bailey**

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk
www.oliverbaileylettings.co.uk

Hallway Entrance

Living Room

79" x 14'4" (2.37m x 4.39m)

Kitchen

79" x 7'4" (2.38m x 2.26m)

Bedroom One

11'8" x 10'6" (3.57m x 3.21m)

Bedroom Two

7'3" x 9'4" (2.23m x 2.87m)

Bathroom

7'4" x 5'6" (2.26m x 1.69m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 26th March 2026

Oliver & Bailey

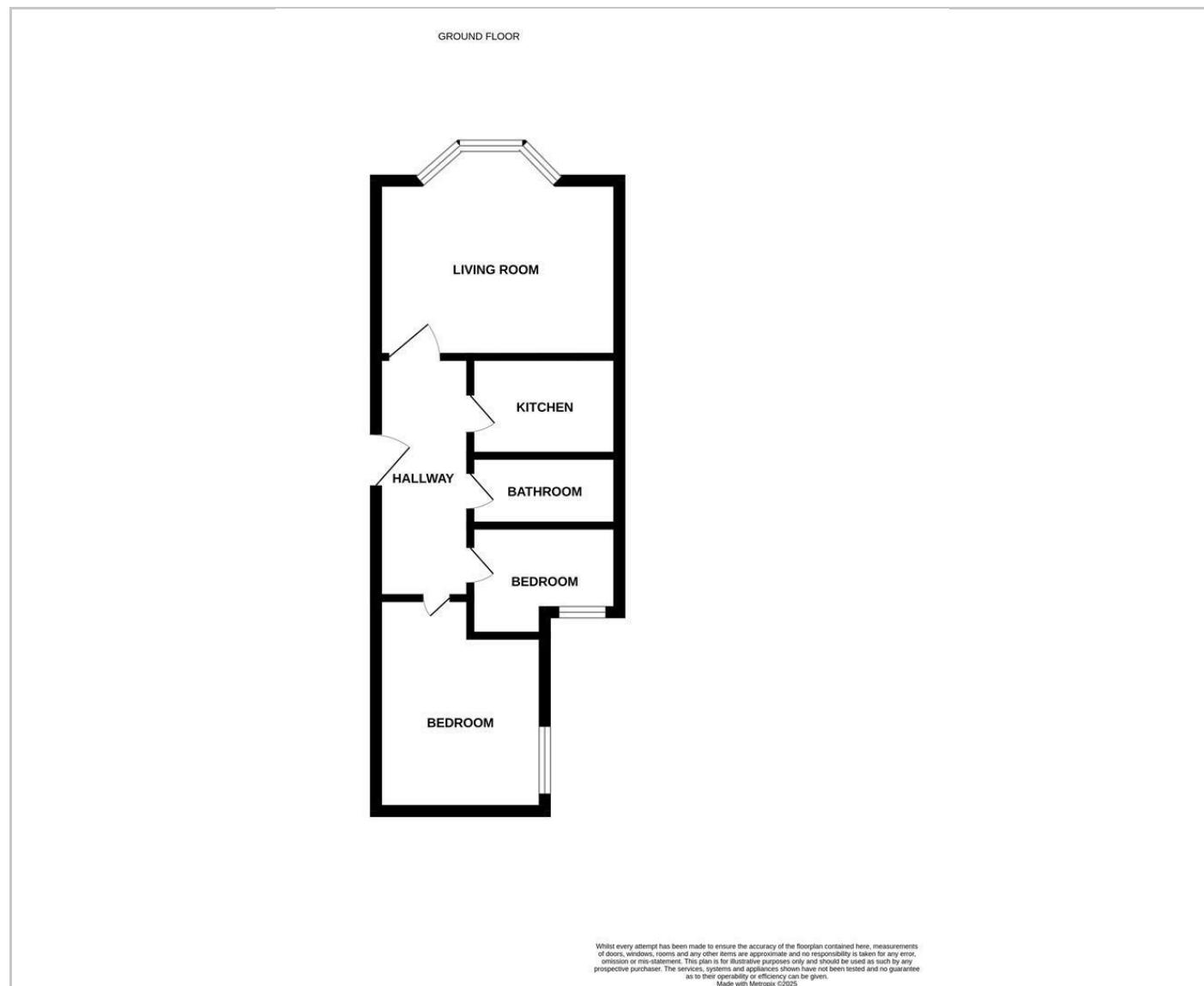
WELL PRESENTED GROUND FLOOR APARTMENT... Call Georgia or Robyn at Oliver & Bailey to view this spacious two bedroom apartment.

Located only 100 meters from St Leonards Warrior Square Train Station, the apartment is in a prime location for commuters travelling to London, Brighton and Ashford. It is also only a short distance from Kings Road, which boasts many eateries, cafes and other local shops.

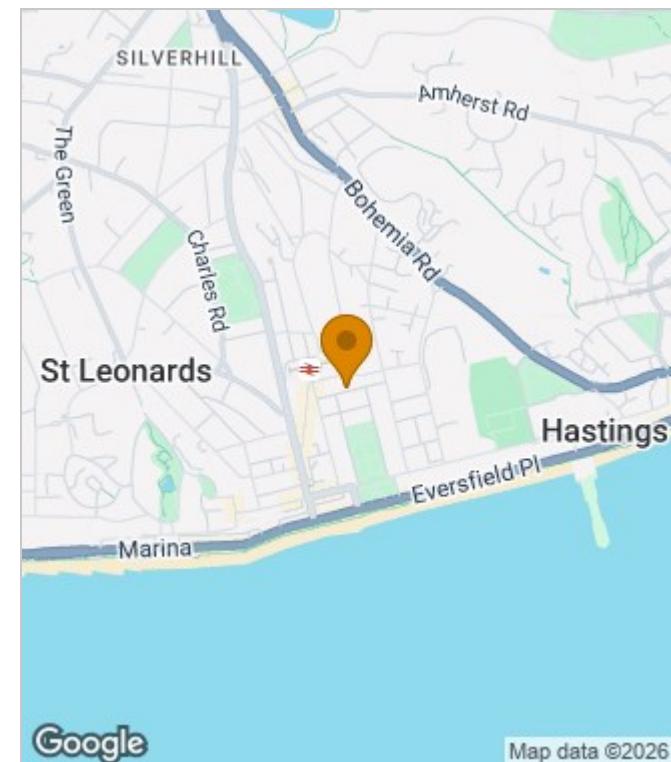
The property comprises a large living room with bay fronted window to front, fitted kitchen with integrated oven/hob, two bedrooms and bathroom with shower over bath.

Further benefits to the property is gas central heating and epc rating C.

FLOORPLAN



AREA MAP



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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.