



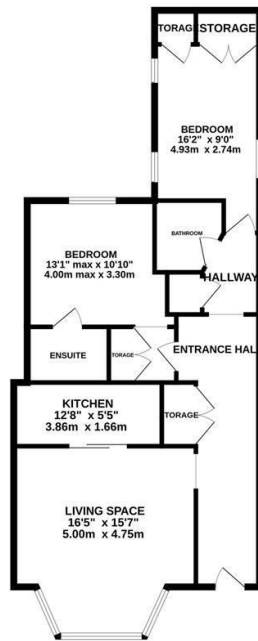
Flat 2, 74 Warrior Square, St. Leonards-On-Sea, TN37 6BP

Offers In Excess Of £250,000



The property: An impressive two bedroom apartment spanning the entire ground floor of this exceptional period residence, in a sought after Warrior Square position. Accessed via a private entrance, the accommodation here enjoys generous proportions and a wealth of character features including high ceilings, sash windows and is arranged as a bay fronted living space which is open to the fitted kitchen offering ample storage and worktop space. There are two large double bedrooms positioned at the rear of the property together with a contemporary bathroom. The principle bedroom also benefits from an ensuite shower room.

GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not tested and no guarantee is given. AS WITH ANY PROPERTY, THE BUYER MUST BE ADVISED TO VISIT THE PROPERTY AND VIEW THE PROPERTY IN PERSON. Made with Metropix 1.0.0.05



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.