



## 8 Warrior Square

, St. Leonards-On-Sea, TN37 6BX

Asking Price £255,000



# 8 Warrior Square



## Description

Located on the sought-after east side of Warrior Square, this beautifully presented two-bedroom ground floor flat blends period charm with coastal convenience. Set within an elegant Victorian building, the property boasts impressive high ceilings, large bay-fronted windows, and a bright, airy feel throughout.

The spacious living area is ideal for relaxing or entertaining, with natural light flooding in through the striking bay windows. The flat also features two well-proportioned bedrooms, a modern kitchen, and a contemporary bathroom, all thoughtfully laid out for comfortable everyday living. The master bedroom enjoys an en-suite shower room. There is also added storage in the hallway.

Enjoy the added benefits of a share of the freehold, a long lease, and a vibrant location just moments from the seafront, local cafes, galleries, and St Leonards Warrior Square station — perfect for commuters or weekend getaways.

Whether you're a first-time buyer, downsizer, or investor, this charming home offers a fantastic opportunity in one of St Leonards-on-Sea's most desirable squares.

- Ground floor, 2-bedroom flat
- 999-year lease and share of the freehold
- En-suite in master bedroom
- Two double bedrooms
- High ceilings and original features
- Sold with no onward chain
- Yearly service charge £2,988.63

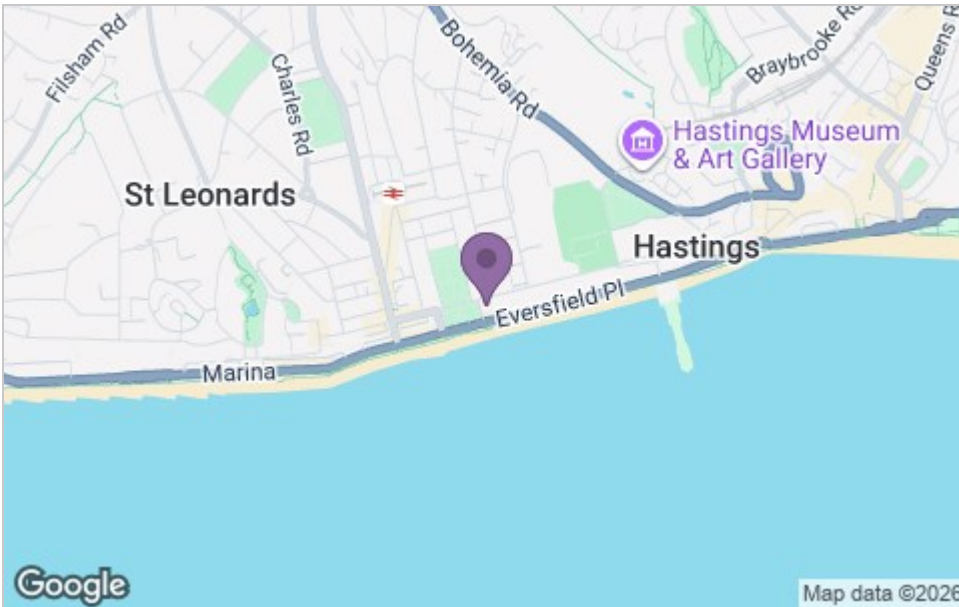




# Floor Plan



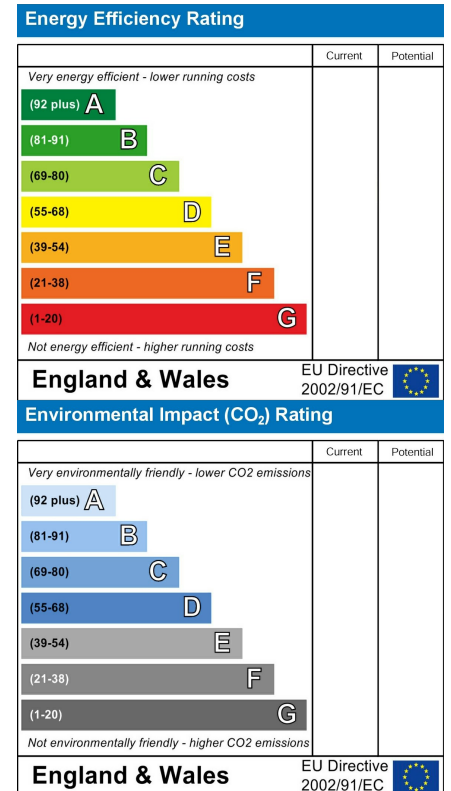
## Area Map



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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