

# Abbott & Abbott

*Estate Agents, Valuers and Lettings*



65 Warrior Square, St. Leonards-On-Sea, TN37 6BG

**Asking Price £315,000**



A beautifully presented two-bedroom ground floor flat that offers stylish and practical living, just moments from the seafront and local amenities is now available.

Set within an attractive period building, the property boasts a bright and spacious open-plan living area with high ceilings, seamlessly combining the lounge and kitchen to create a contemporary and sociable space. A striking bay window in the living area floods the room with natural light and adds character to the home. The lowered ceiling in the second bedroom and hallway offers loft space which is accessible via the hallway in the flat, ideal for additional storage.

The modern fitted kitchen is well-designed with ample storage and workspace, making it ideal for both everyday living and entertaining. The property

- 2 Bedroom Flat
- Ground Floor
- Open Plan Kitchen/Living Room
- 957 Years Remaining on Lease
- Set Within a Period Building
- High Ceilings
- Share of Freehold
- £1,300 Yearly Service Charge

