



WARRIOR SQUARE
ST LEONARDS ON SEA

£350,000
Share of Freehold

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Occupying a commanding first-floor position within a grand stucco-fronted Victorian terrace, this generously proportioned one-bedroom apartment overlooks the lawns of Warrior Square. Set one road back from the promenade, far-reaching views extend across the gardens towards the sea beyond. The plan has been carefully opened to create a lateral sense of space, while the dual aspect allows light to move steadily from the east-facing living spaces through to the bedroom positioned at the rear.

Inside

Entry is via a broad communal hallway, where original chequer-board tiles run underfoot. An ornate staircase rises through the building, retaining its cast-iron balusters and polished timber handrail. Within the apartment, a generous entrance hall has been lined with full-height white cabinetry, providing discreet storage. A glazed timber door set opens into the principal rooms, which together span the full depth of the property.



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A large east-facing bay draws a soft morning light across the room, framed by original panelled shutters set within deep reveals. Beyond, a shallow balcony sits behind an ornate cast-iron balustrade, looking directly across the square. Sisal carpeting softens the room underfoot, while intricate cornicing, tall skirtings and a black marble fire-place with pale veining reinforce the apartment's period proportions. The adjoining kitchen is arranged around a further east-facing timber sash window, set within familiar deep reveals, opening to a private balcony, with space for a small table and planted pots. Neutral cabinetry is topped with terrazzo, in a warm timber tone, while red industrial flooring introduces a more graphic contrast within the otherwise restrained palette. Set to the rear of the apartment, the bedroom holds a notably quieter impression. Painted in soft stone tones, the room retains the same generous proportions, with a tall west-facing sash window drawing in the afternoon light. Double timber doors connect back through to the reception room, allowing the space to remain visually open. The bathroom is positioned neatly at the centre, finished with simple white fittings, pale glazed tiles and an industrial vinyl floor. Borrowed light is introduced through a high-level obscure window.



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Outside

To the front, a private balcony rests above a portico entrance, bordered in stone balustrades with space for eating and, a potted garden. A shallow cast-iron balconette sits from the reception, both overlooking the gardens of Warrior Square and sea beyond.

Area

One of the grandest Victorian set pieces in St Leonards-on-Sea, Warrior Square is characterised by broad stucco-fronted terraces, cast-iron balconies and later Italianate detailing. Ideally positioned for both the seafront and the cultural hub of central St Leonards, the square sits moments from independent galleries, cafés and restaurants, alongside a growing collection of well-regarded shops and studios. Warrior Square mainline station is a short stroll providing direct connections to central London. To the east, Hastings Old Town can be reached on foot along the promenade, offering further cafés and eateries, alongside Hastings Contemporary and the historic fishing fleet.





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