



**80 Warrior Square, St Leonards-On-Sea, TN37 6BP**  
**£1,000 PCM**

A beautifully stylish ground floor garden apartment in a stunning Victorian converted building, located less than a minute walk to the seafront and just across from Warrior Square gardens.

The accommodation is impressive throughout with high ceilings, decorative rose and corning, plus magnificent large bay window with full height shuttering.



- Stunning Character Apartment
- Central St Leonards and Warrior Square location
- Living Room with Gorgeous High Ceilings and Bay Window
- Large Kitchen with Space for Dining
- Impressive Master Bedroom with Full Height Built in Wardrobes
- Main Bathroom
- Separate 2nd WC
- Great Communal Garden right outside the flat
- Available Long term
- Pets considered

A spacious and comfortable sitting room with wood flooring and warm character. There is ample room for a sofa, side tables, dining table and chairs.

In the hallway, there is a great space for a work station to work from home in peace. Storage cupboard.

A large master bedroom with one wall dedicated to built in wardrobes. Attractive full height sash windows.

A good sized modern bathroom with shower over, wash basin, and WC. There is a second separate W.C.

The kitchen is a great asset and offers a good range of wall and base units, plus built in fridge freezer, dishwasher, and washing machine. The table and 4 chairs fit perfectly and can stay.

To the rear of the building there is a well maintained shared communal garden.

Conveniently located within less than a minute's walk to St Leonards Warrior Square station, which has regular fast mainline services to London, Ashford, and Brighton. There are endless trendy shops, cafes, and restaurants, on Kings Road, London Road, and Norman Road. St Leonards on Sea really is the place to be, with the Royal St Leonards restaurant; Dandelion Deli; as well as many antiques shops; boutiques, and art galleries, all within close proximity. For food shopping, there's the Co-op on London Road, plus several bakeries, and greengrocers

nearby.

Along the seafront, you can walk for miles in either direction, enjoying the magnificent seascapes and pebble beaches. There's a host of cafes to choose from all along the coastline. Within 10 minutes you'll reach Hastings Award winning Pier. A further five minutes and you'll be in the winding streets of Hastings Old Town, which has a superb mix of shops and restaurants.

Gas central heating; with a high EPC rating.

Council tax Band A (£1625 pa). On street parking.

A small pet would be considered for the right tenant. Unfurnished, and a Long term let. Available now.

