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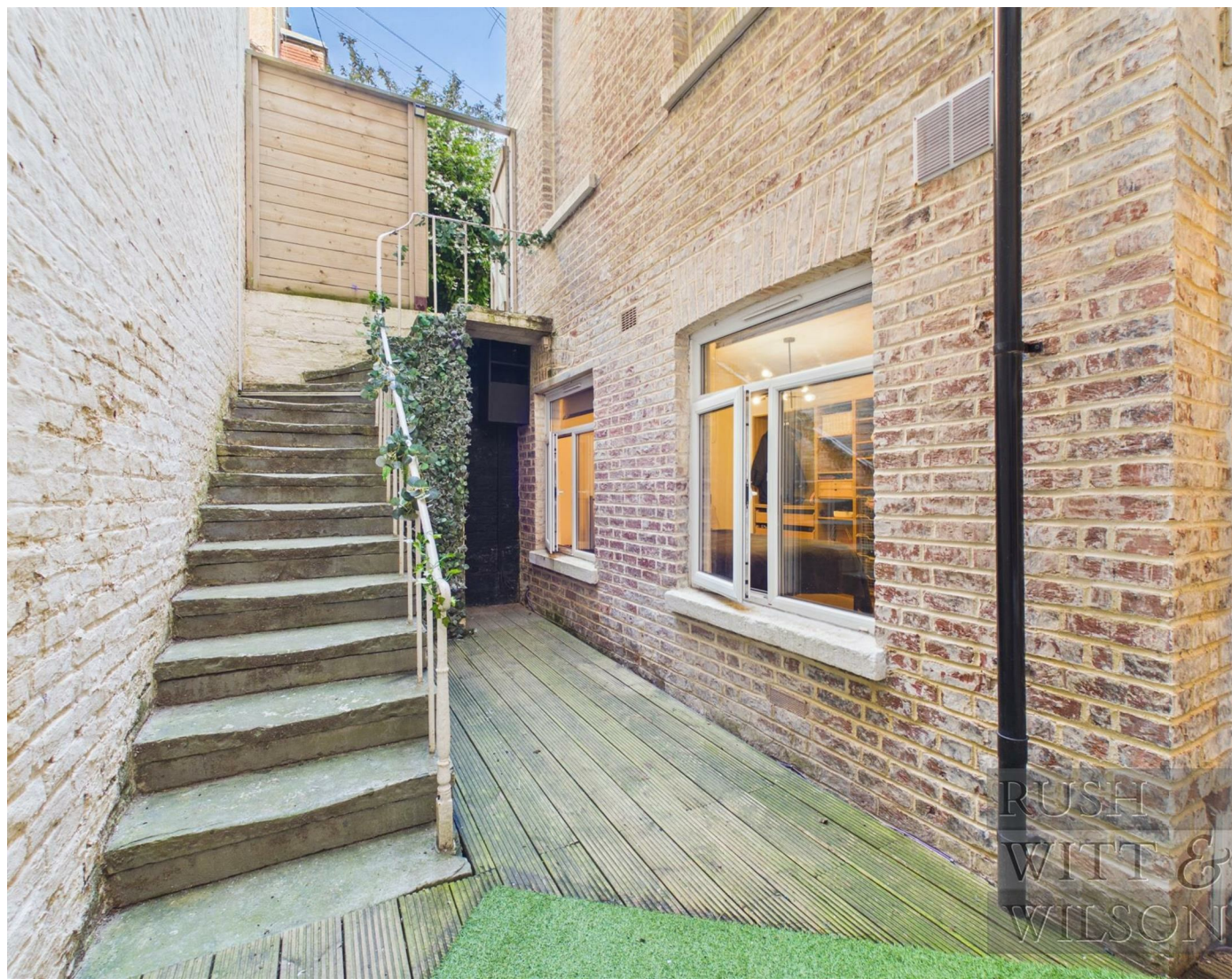
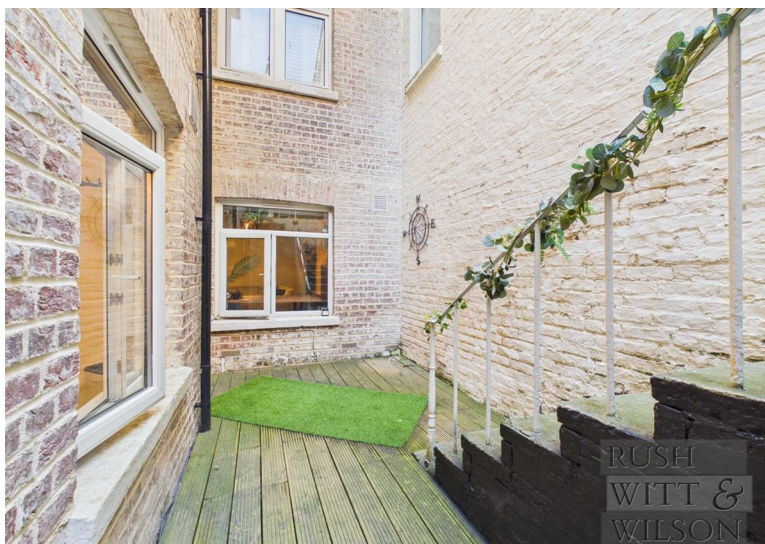
**Flat 2 8 Warrior Square, St. Leonards-On-Sea, TN37 6BX**  
**Offers In Excess Of £150,000 Leasehold**

Set within the heart of the highly sought-after Warrior Square, this beautifully presented lower ground floor apartment enjoys an enviable position just a short stroll from the seafront, promenade, independent cafés, restaurants and mainline railway connections, offering direct links to London and beyond. Accessed via its own private gate and courtyard area, the property benefits from a private entrance leading into an inner lobby, with doors providing access to the principal accommodation.

The spacious double bedroom is flooded with natural light thanks to two large double-glazed windows and further benefits from a useful storage cupboard. The recently fitted bathroom comprises a panel-enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, ladder-style heated towel rail and part-tiled walls, creating a fresh and contemporary finish. The heart of the home is the impressive open-plan kitchen/living space. The modern fitted kitchen offers a range of wall and base units with integrated microwave, built-in electric oven and electric hob, together with space and plumbing for a washing machine.

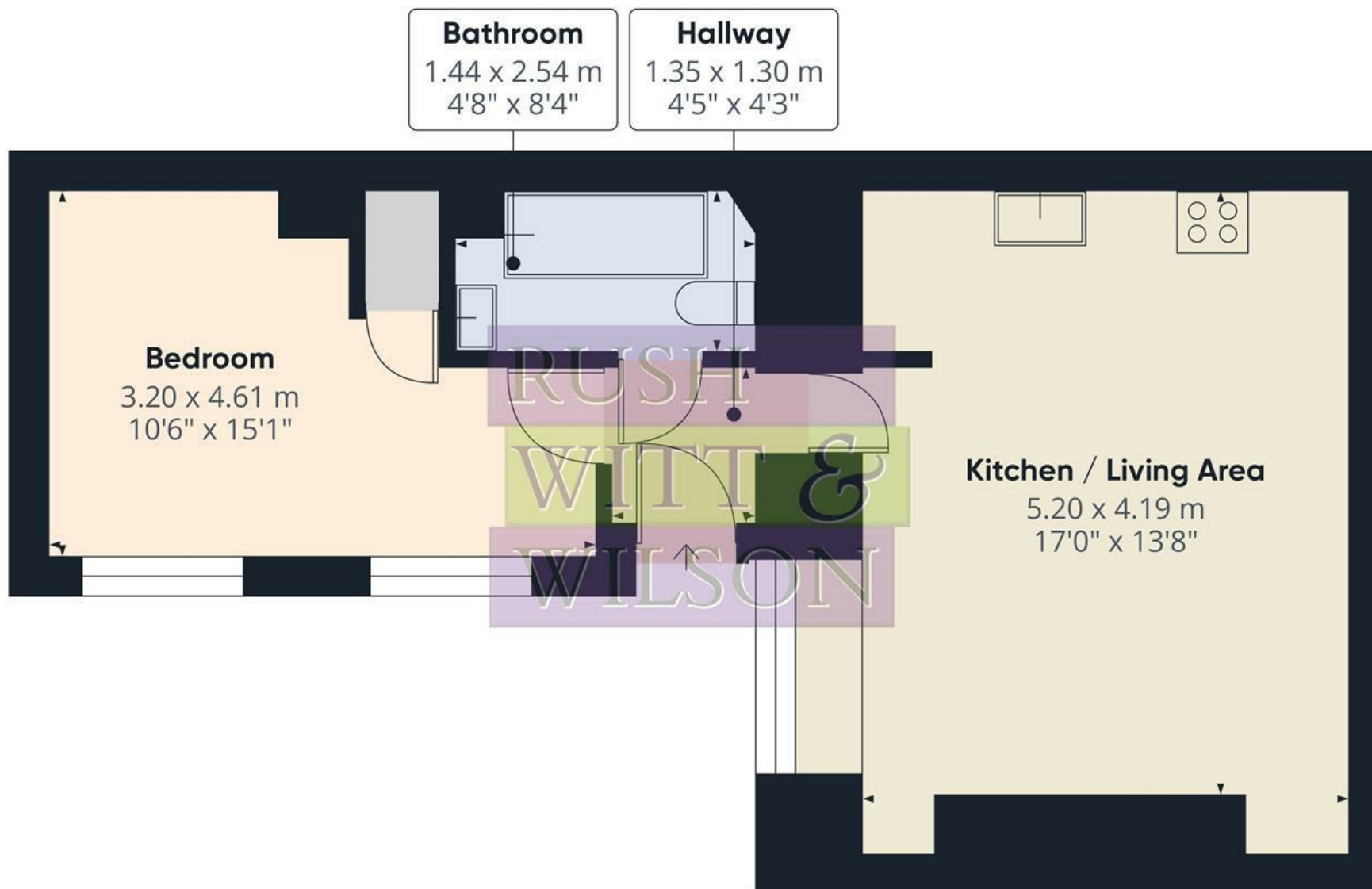
The living area enjoys engineered flooring, a window to the front aspect and a stylish contemporary vertical radiator, creating a bright and welcoming environment ideal for both relaxing and entertaining.

**Location** - Few locations are as desirable as Warrior Square, renowned for its elegant period architecture and central position within St Leonards. The property is conveniently situated within walking distance of the beach, vibrant promenade, local cafés, independent shops and the mainline railway station, making it an excellent choice for commuters, first-time buyers, investors or those seeking a seaside retreat.









Approximate total area<sup>(1)</sup>

41.5 m<sup>2</sup>

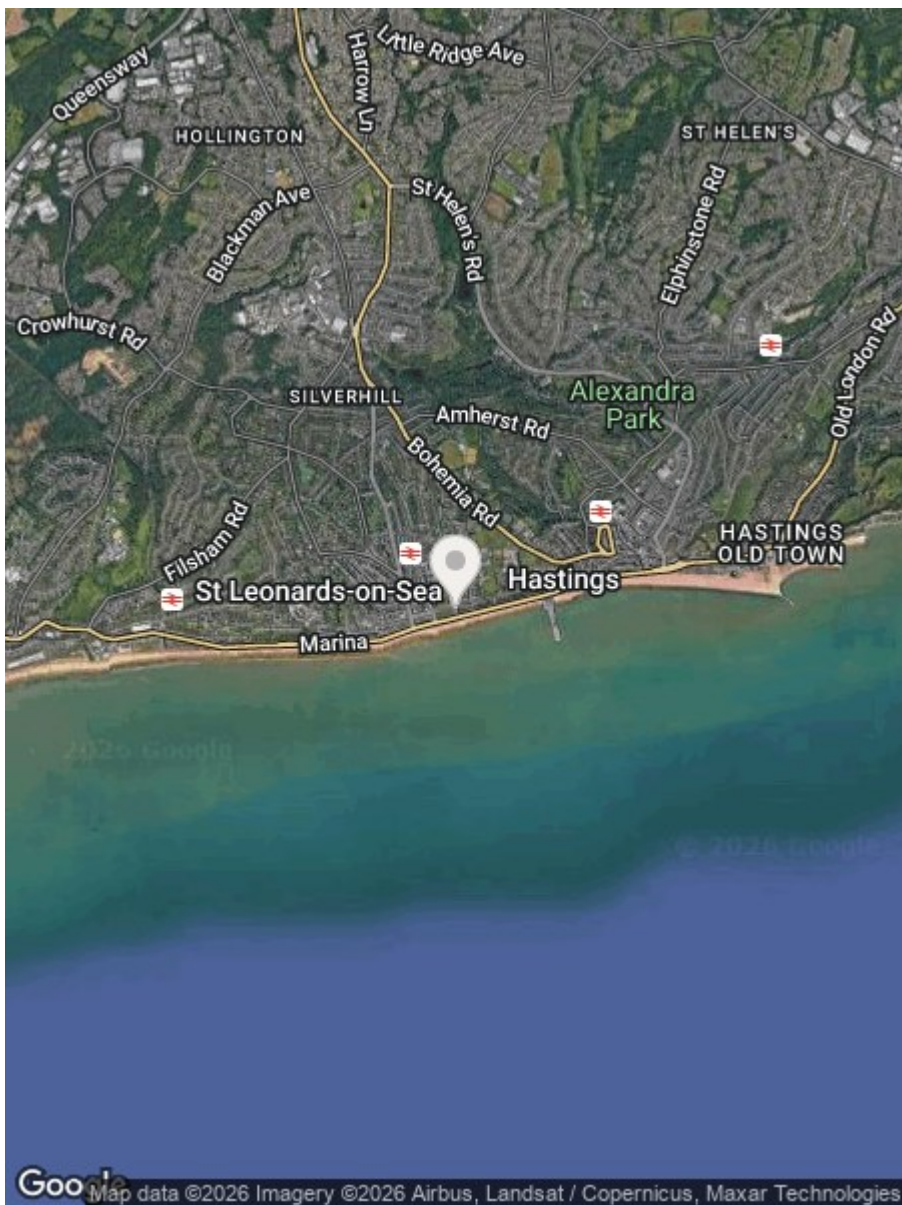
447 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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