

RUSH
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WILSON



8 Warrior Gardens, St. Leonards-On-Sea, TN37 6EB
Offers In Excess Of £200,000

Rush Witt & Wilson welcomes you to Warrior Gardens, this beautifully renovated TWO BEDROOM GROUND FLOOR FLAT is perfectly situated in the sought-after St Leonard's area. Just a stone's throw from local train stations, the beach, and a variety of amenities, this property offers the ideal blend of convenience and coastal living. Enjoy the vibrant lifestyle of St Leonard's with bars, shops, restaurants, and the beach all within easy reach. This home has been meticulously updated throughout, ensuring a fresh and modern living space. The spacious lounge features a stunning bay window, creating a bright and airy atmosphere with original cornicing within the living space. The adjoining kitchen boasts a breakfast bar/dining area, perfect for entertaining. Two generous sized bedrooms provide ample space for relaxation and storage, while the brand new shower room adds a touch of luxury to your daily routine. With over 900 years remaining on the lease and a share of the freehold, this property is a fantastic long-term investment. Ready for you to move straight in, this flat is a must see for anyone looking to embrace the St Leonard's lifestyle. Don't miss the opportunity to make this stunning property your new home!







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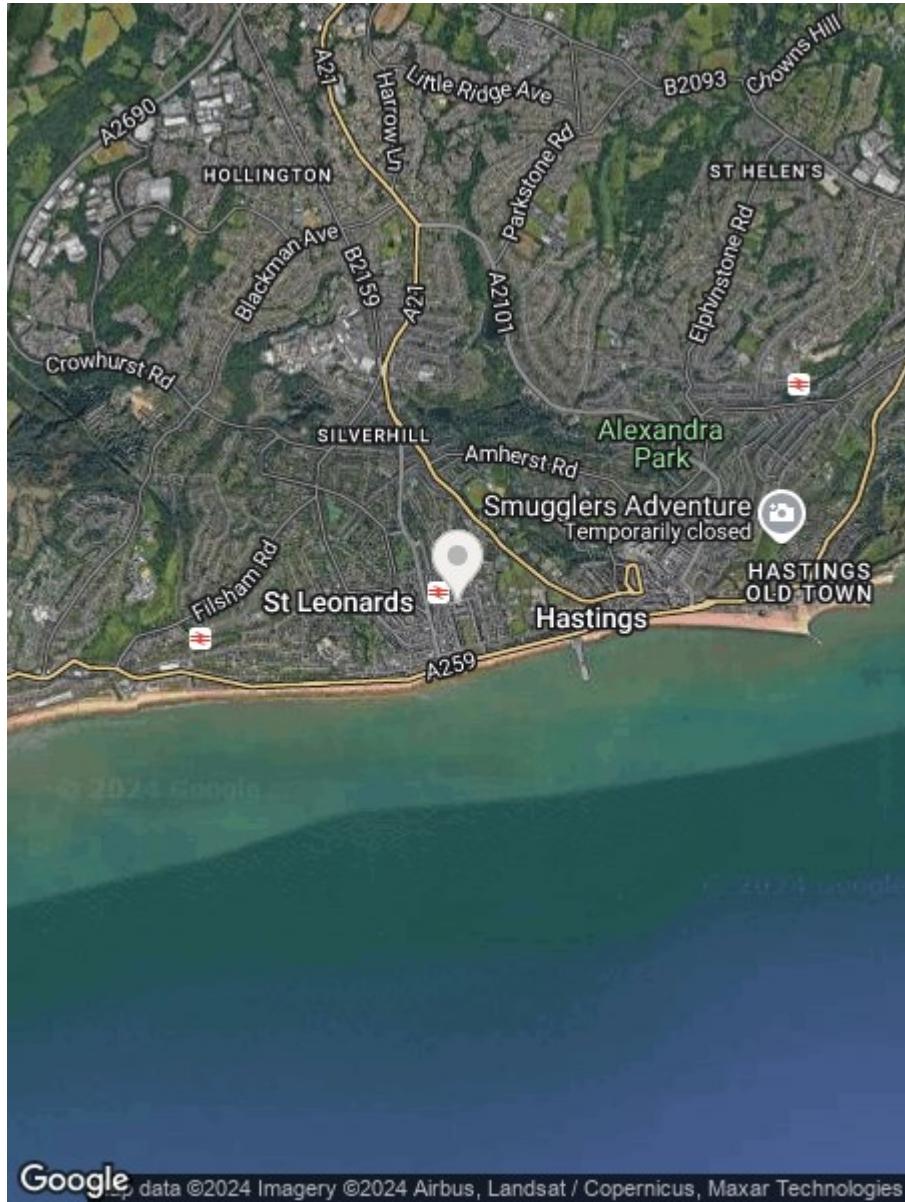
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(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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**Residential Estate Agents
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP**
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk