

**RUSH  
WITT &  
WILSON**



**3b Bumptious Mansions, 15 Warrior Square, St. Leonards-On-Sea, TN37 6BA  
Offers In The Region Of £185,000**

Nestled in the charming area of Warrior Square, this delightful one bedroom apartment offers a perfect blend of comfort and convenience. The property is a conversion, showcasing a unique character that is often sought after in this picturesque seaside town. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The room is filled with natural light, enhancing the warm and welcoming feel of the space. The well-appointed bedroom offers a peaceful retreat, perfect for unwinding after a long day. The apartment also features a modern bathroom, designed with both style and functionality in mind. This space is equipped with all the necessary amenities to ensure your daily routines are both comfortable and efficient. Living in Warrior Square means you are just a stone's throw away from the stunning coastline, with its beautiful beaches and scenic promenades. The area is well-served by local shops, cafes, and restaurants, providing a vibrant community atmosphere. Additionally, excellent transport links make it easy to explore the surrounding areas or commute to nearby towns. This apartment is an ideal choice for first-time buyers, professionals, or those seeking a tranquil retreat by the sea. With its charming features and prime location, this property presents a wonderful opportunity to embrace the coastal lifestyle that St. Leonards-On-Sea has to offer. Don't miss the chance to make this lovely apartment your new home.







**Living Room**

3.74 x 3.64 m  
12'3" x 11'11"

**Bedroom**

3.45 x 3.64 m  
11'3" x 11'11"

**Hallway**

5.49 x 1.06 m  
18'0" x 3'5"

**Shower Room**

1.79 x 1.75 m  
5'10" x 5'8"

**Kitchen**

3.23 x 1.69 m  
10'7" x 5'6"

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

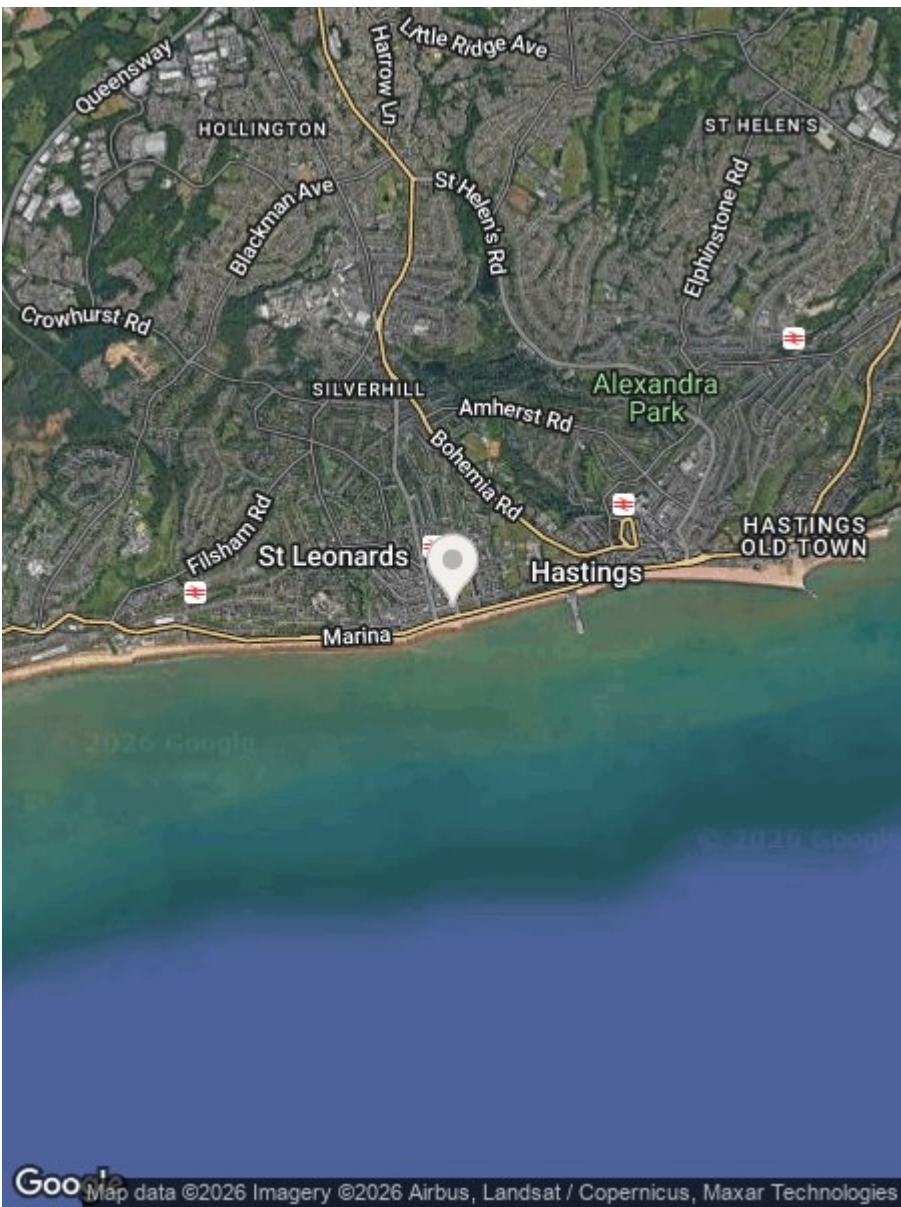
42 m<sup>2</sup>  
452 ft<sup>2</sup>

(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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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

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