

**RUSH  
WITT &  
WILSON**



**56 Warrior Square, St Leonards-On-Sea, TN37 6BS  
Guide Price £250,000 - £265,000 Share of Freehold**

**\*\* GUIDE PRICE £250,000 - £265,000 \*\*** Nestled in the charming area of Warrior Square, this delightful ground floor flat conversion offers a perfect blend of comfort and convenience. Boasting a spacious living/dining room, this inviting space is ideal for both relaxation and entertaining guests. The separate kitchen provides a practical area for culinary pursuits, ensuring that meal preparation is a pleasure. The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is complemented by a separate wc, adding to the functionality of the flat. With a lengthy lease and a share of the freehold, this property presents an attractive opportunity for both first-time buyers and those looking to invest in a coastal retreat. Situated in a vibrant community, residents can enjoy the nearby amenities and the picturesque surroundings that St Leonards-On-Sea has to offer. This flat is not just a home; it is a lifestyle choice, perfect for those seeking a blend of tranquillity and accessibility. Do not miss the chance to make this charming property your own.









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

83 m<sup>2</sup>  
893 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

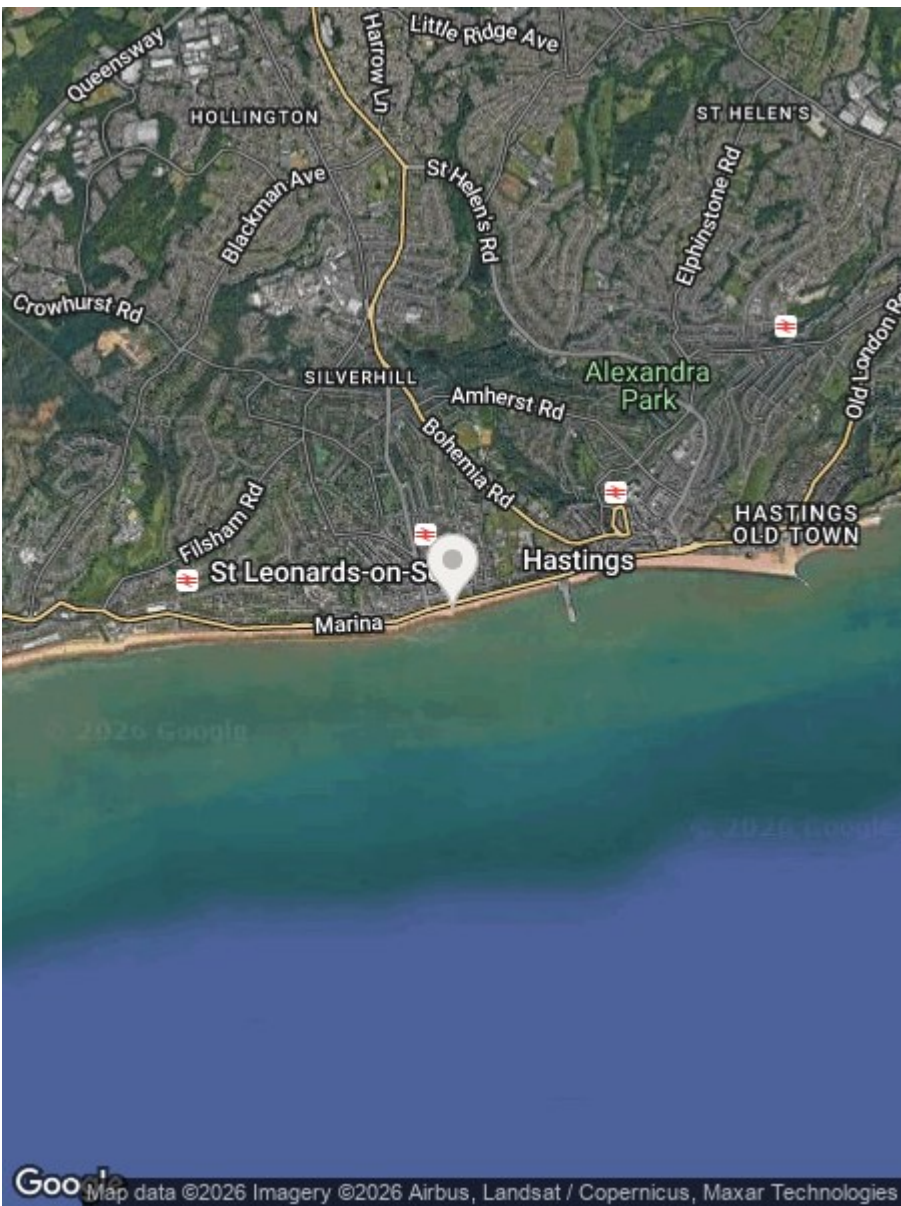
Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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