



ESTATE AGENTS

Flat 3, 12-14, Warrior Square, St Leonards-On-Sea, TN37 6BX

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Tel: 01424 839111

Price £225,000

PCM Estate Agents are delighted to present this EXCEPTIONALLY WELL-PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, set within a charming converted VICTORIAN RESIDENCE. The property beautifully retains a WEALTH OF ORIGINAL PERIOD FEATURES, including DECORATIVE CORNICING, ELEGANT CEILING ROSE, and HIGH SKIRTING BOARDS, adding CHARACTER and PERIOD CHARM throughout.

The accommodation comprises a SPACIOUS LOUNGE-DINER, a separate NEWLY FITTED MODERN KITCHEN, two well-proportioned DOUBLE BEDROOMS, and a bathroom.

Ideally located in central St Leonards, the apartment is within easy walking distance of Warrior Gardens, Warrior Square railway station offering excellent transport links to London and the seafront. A wide variety of independent artisan shops, cafés, and eateries are also close by.

Early viewing is highly recommended, please contact the owners' agents today to arrange your appointment.

COMMUNAL FRONT DOOR

With entry phone system, stairs rising to the first floor landing, private front door to:

ENTRANCE HALL

Airing cupboard housing the combi boiler and gas meter, radiator, single glazed window to side aspect, stairs rising to the half landing with single glazed window to side aspect, door opening to:

LOUNGE

18'6 max narrowing to 13'4 x 13'4 (5.64m max narrowing to 4.06m x 4.06m)
Picture rail, ceiling rose, high skirting boards, two radiators, single glazed window to side aspect.

BEDROOM

11'7 max narrowing to 7'4 x 14'5 (3.53m max narrowing to 2.24m x 4.39m)
Picture rail, ceiling rose, original high skirting boards, radiator, single glazed window to side aspect.

BEDROOM

13'8 max narrowing to 9'6 x 9'2 (4.17m max narrowing to 2.90m x 2.79m)
Picture rail, high skirting boards, ceiling rose, single glazed window to side aspect.

KITCHEN

6'6 x 7'3 (1.98m x 2.21m)

Newly fitted with a range of eye and base level units, space and plumbing for washing machine, space for tall standing fridge freezer, stainless steel sink with mixer tap, four ring gas hob with extractor above, electric oven below, extractor fan and single glazed window to side aspect.

BATHROOM

Three piece suite comprising a panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin with shaver point above, chrome heated towel rail, part tiled walls, extractor fan, frosted single glazed window to side aspect.

TENURE

We have been advised of the following by the vendor:

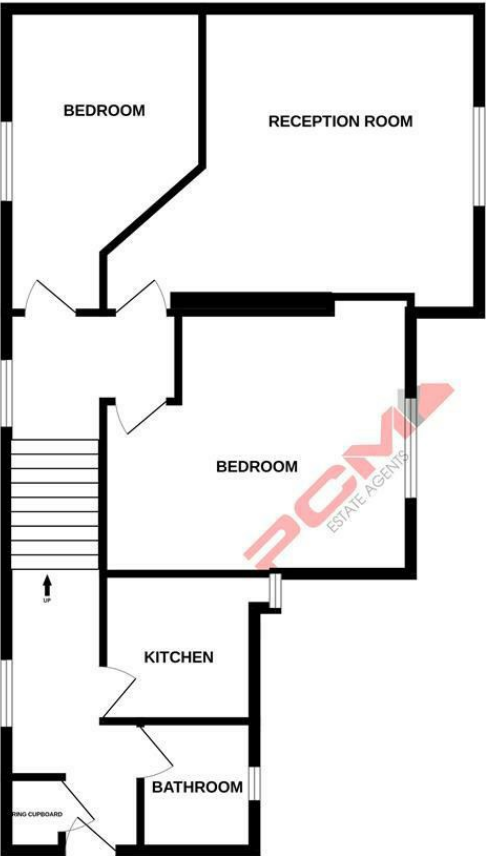
Lease: Approximately 100 years remaining

Service Charge: Approximately £1000 per annum.

Ground Rent: TBC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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		

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		