



Flat G Warrior House, Warrior Square, St. Leonards-On-Sea, TN37 6BS

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Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this LOWER GROUND FLOOR TWO BEDROOMED FLAT with EXCLUSIVE USE of a PATIO AREA located in this incredibly sought-after and convenient location within St Leonards.

Accommodation comprises an entrance hall, OPEN PLAN LOUNGE-DINING ROOM, kitchen, TWO BEDROOMS and a bathroom. The property benefits from EXCLUSIVE USE OF OUTDOOR SPACE with external access only, offering a pleasant area for seating and potted plants.

Located within walking distance to Warrior Square train station and central St Leonards including Kings Road and Norman Road with their range of amenities, and St Leonards seafront and promenade.

Please call the owners agents now to arrange your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to;

COMMUNAL ENTRANCE HALL

Private front door to;

ENTRANCE HALL

Electric storage radiator, coving to ceiling, door to;

LOUNGE-DINING ROOM

4.98m narrowing to 3.43m x 5.49m narrowing to 2.44m (16'4" narrowing to 11'3" x 18'0" narrowing to 8'0").

Sash bay window to front aspect, electric storage radiator, coving to ceiling, television point, door opening to;

KITCHEN

9'9 x 8'3 (2.97m x 2.51m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, electric hob, with oven below and fitted cooker hood over, inset one ½ bowl drainer sink unit with mixer tap, tiled flooring, part tiled walls, space for tall fridge freezer, space and plumbing for washing machine, bay window to side aspect.

BEDROOM ONE

16'5 max x 13'3 into bay (5.00m max x 4.04m into bay)
Airing cupboard, electric storage radiator, coving to ceiling, sash bay window to front aspect.

BEDROOM TWO

12'2 x 7' (3.71m x 2.13m)
Sash window to side aspect, coving to ceiling.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, dual flush low level wxc, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring, wall mounted fan heater, extractor for ventilation.

OUTSIDE

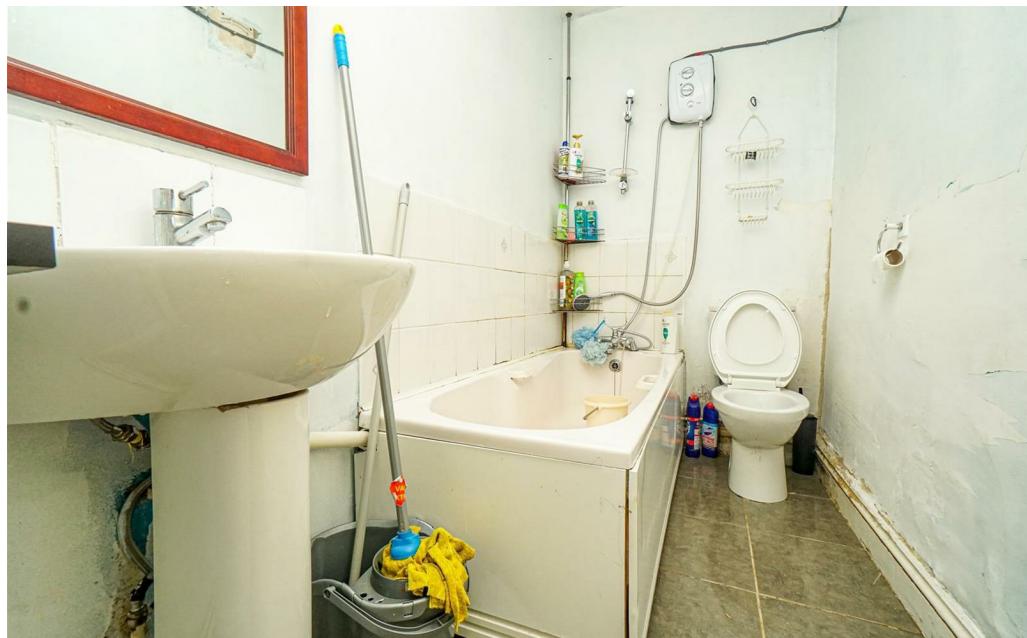
There is a courtyard style garden accessed via external access from the flat, located to the front and side, which this flat has use of.

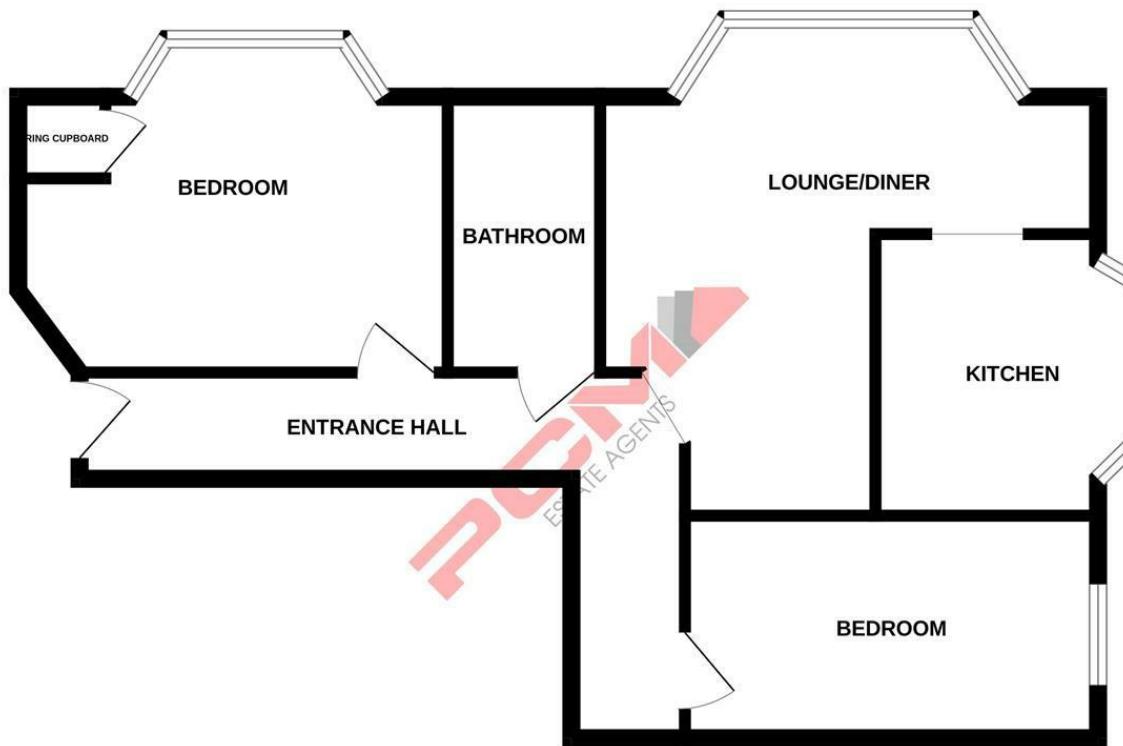
TENURE

We have been advised of the following by the vendor;

Lease: Approximately 99 years (TBC)

Annual Maintenance: £1800 (includes ground rent & buildings insurance)





TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

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		70
(81-91)	B		42
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			