



2



2



1



Warrior Gardens, St. Leonards-On-Sea, TN37 6EB

£1,200 Per Calendar Month



**Oliver
& Bailey**

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk
www.oliverbaileylettings.co.uk

Entrance hallway

Living Room with open plan kitchen
11'8" x 14'6" (3.58m x 4.42m)

Bedroom One
14'8" x 15'0" (4.48m x 4.59m)

Ensuite Bathroom
4'3" x 8'9" (1.32m x 2.69m)

Bedroom Two
11'9" x 10'5" (3.59m x 3.19m)

Ensuite Shower Room
5'9" x 4'7" (1.77m x 1.41m)

Conservatory
16'6" x 11'5" (5.05m x 3.48m)

Private Garden



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 17th November 2025

Oliver & Bailey

BRIGHT GARDEN APARTMENT WITH MANY ORGINAL FEATURES... Call Robyn or Georgia at Oliver & Bailey to view this spacious two bedroom ground floor apartment.

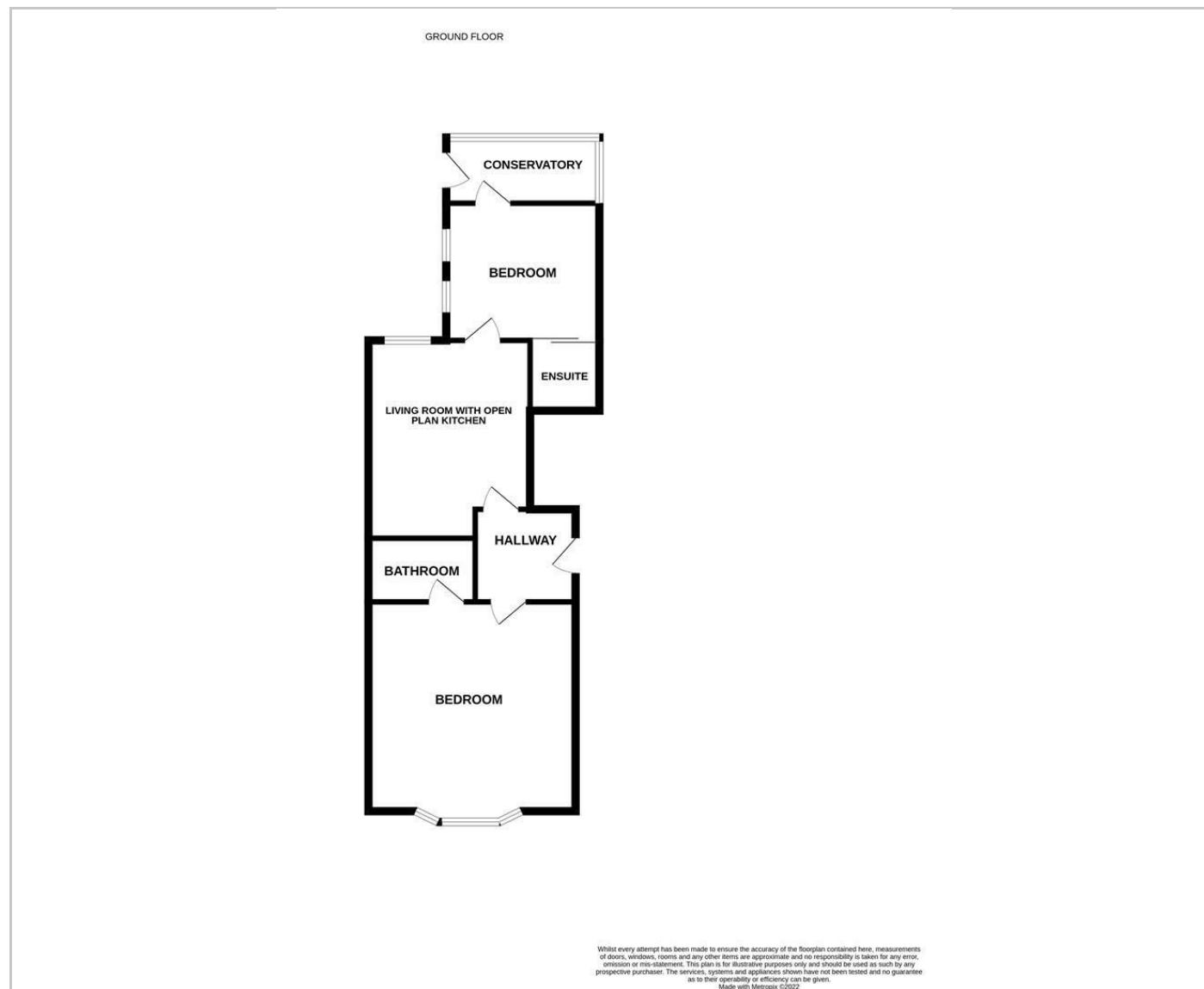
Located only 100 meters from St Leonards Warrior Square Train Station, the apartment is in a prime location for commuters travelling to London, Brighton and Ashford. It is also only a short distances from Kings Road, which boasts many eateries, cafes and other local shops.

The property has been tastefully decorated by the landlords, and accommodation offers plenty original features to include stripped wood floorboards, marble fireplaces and high ceilings.

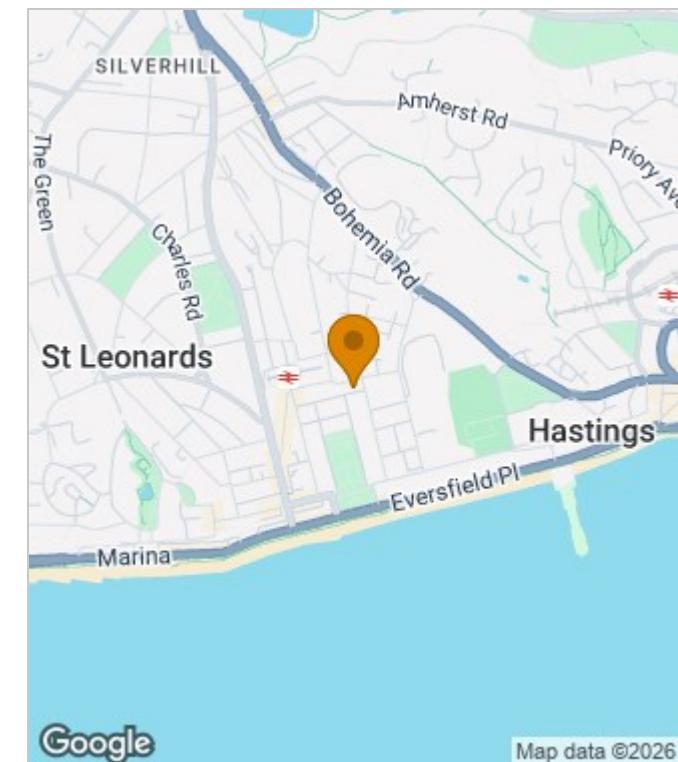
Comprising, a large and bright double bedroom to front with en-suite bathroom, living room with open plan fitted kitchen, further double bedroom to the rear of the property with en-suite shower room.

Further benefits to the property are the additional use of a good sized conservatory to the rear, private entrance, private garden, gas central heating and double glazing.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.