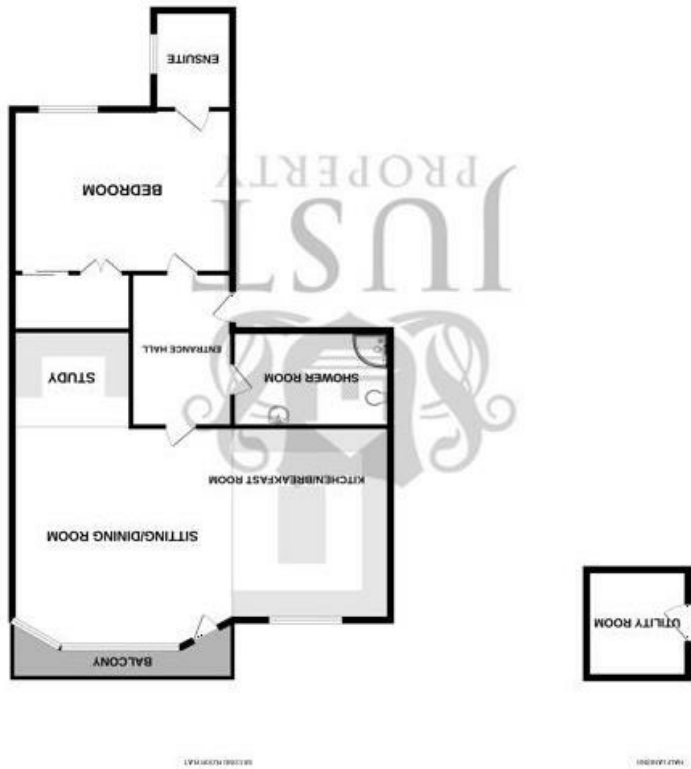




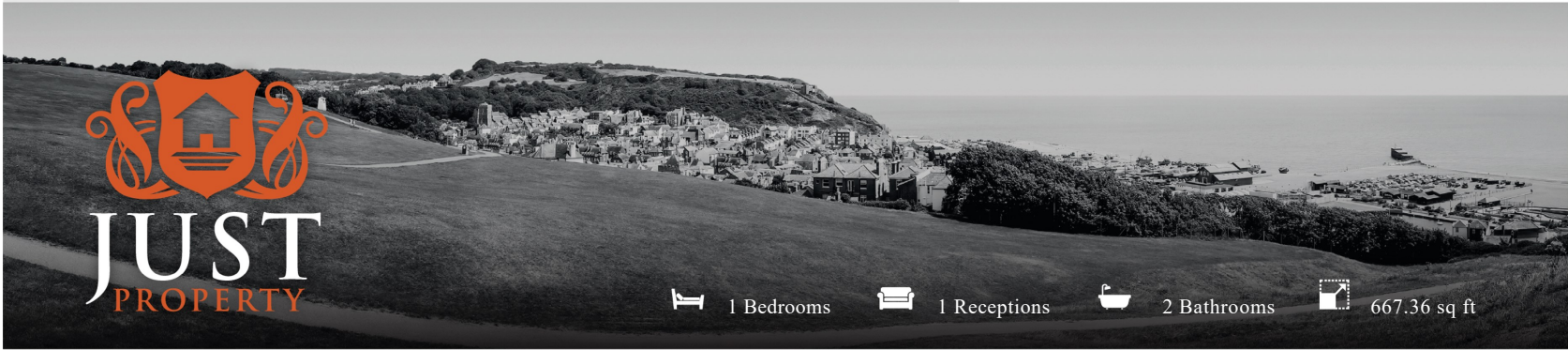
Energy Efficiency Rating		England & Wales	
2002/91/EC		EU Directive	
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	B (81-91)
		C (69-80)	
		D (55-68)	E (39-54)
		F (21-38)	
		G (1-20)	Not energy efficient - higher running costs
79	73		



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FLOORPLANS

Flat 4 62 Warrior Square, St. Leonards-On-Sea, TN37 6BP



Flat 4 62 Warrior Square, St. Leonards-On-Sea, TN37 6BP

Leasehold - Share of Freehold

£199,999





1 Bedrooms 1 Receptions 2 Bathrooms 667.36 sq ft

PROPERTY DETAILS

Located within the charming and popular area of Warrior Square, St. Leonards-On-Sea, this immaculately presented one-bedroom flat offers a delightful blend of modern living and classic character. Spanning an impressive 667 square feet, the property boasts an abundance of space, highlighted by large ceilings that enhance the airy atmosphere throughout.

As you enter, you are greeted by a well-appointed open plan reception room that invites natural light, creating a warm and welcoming environment. The flat features two bathrooms (one En-Suite), a rare find for a one-bedroom property, ensuring convenience and comfort for both residents and guests alike. Another benefit is a utility room on the half landing which Flat 4 has sole use of.

One of the standout features of this flat is the far-reaching sea views, providing a picturesque backdrop that can be enjoyed from the comfort of your home. The location is ideal, with excellent train links and a variety of local amenities just a stone's throw away, making it perfect for those who appreciate both tranquillity and accessibility.

This flat is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in a property that is rich in character while being perfectly positioned to enjoy the best of St. Leonards-On-Sea. Whether you are a first-time buyer or looking for a charming retreat, this property is sure to impress.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.

Council Tax Band - A

ROOM DIMENSIONS

Building Front Door	Study Area Within The Open Plan Room 8'10" x 5'10" (2.7 x 1.8)
Half Landing Utility Space, Owned By This Flat	Storage Throughout The Flat
Stairs Up To Second Floor	Balcony With Sea Views
Flat Front Door	
Spacious Entrance Hall	
Bedroom With En-Suite 13'1" x 10'2" (4.0 x 3.1)	
En-Suite	
Shower Room	
Open Plan Kitchen / Sitting Room	
Kitchen 12'5" x 7'10" (3.8 x 2.4)	
Sitting / Dining Room 14'9" x 13'1" (4.5 x 4.0)	

FEATURES

- Second Floor Flat, Situated Within This Stunning Building
- Open Plan Kitchen / Sitting Room Overlooking Warrior Square Gardens
- Recently Renovated Throughout To A Very High Standard
- Far Reaching Views, Including Immaculate Sea Views
- One Large Bedroom With Storage & En-Suite
- Abundance Of Storage Opportunities Throughout
- Within Walking Distance Of Train Links And Local Amenities
- Viewing Considered Essential Via Just Property
- Call Now To Arrange Access To See all In Person
- Council Tax Band - A

