



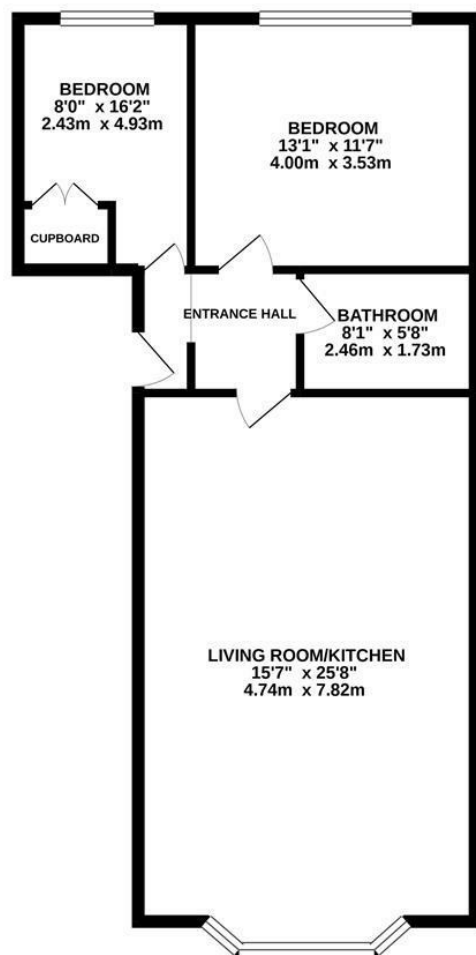
Warrior Square, St. Leonards-On-Sea TN37 6BG

Offers in excess of £255,000



This elegant TWO BEDROOM APARTMENT occupies the GROUND FLOOR of this Victorian building with impressive high ceilings and large bay sash windows with working shutters to the front. It is ideally located in a CENTRAL POSITION just moments from the vibrant hub of St Leonards with its variety of eateries and galleries, and is a three minute walk from the mainline railway station and four minutes from the beach, making it the perfect place to enjoy SEASIDE LIVING. There is a generously proportioned OPEN PLAN LIVING and kitchen area which has a real sense of space and grandeur, measuring 25'8 x 15'7 with modern units, tiling and lighting. Separated with an island creating a stylish social space, it is perfect for entertaining. There are TWO DOUBLE BEDROOMS and a modern bathroom with bath and shower over. There is ample storage room, with a large cupboard in one bedroom and a loft space above the bathroom. Being sold with a SHARE OF THE FREEHOLD and long lease this fabulous property is not to be missed

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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