



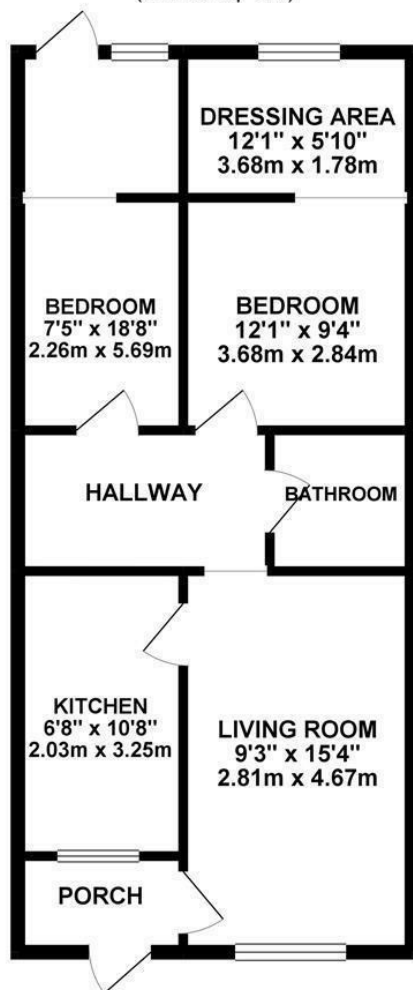
## Warrior Square, St. Leonards-On-Sea TN37 6BS

Offers in excess of £260,000



A well presented TWO BEDROOM APARTMENT set in a prime Warrior Square location, just METRES FROM THE BEACH and a short stroll from independent shops, eateries and a mainline railway station with connections to London. Accessed via a PRIVATE ENTRANCE, the accommodation here spans the LOWER GROUND FLOOR of this purpose built block and is arranged as a bright living room positioned at the front of the property leading through to the adjoining kitchen which is FITTED WITH MODERN UNITS offering ample storage and worktop space. The two bedrooms can both be found at the rear, one of which enjoys a DRESSING AREA and the other has direct access to the COMMUNAL GARDENS together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. Being sold with a SHARE OF FREEHOLD this fantastic property would make the perfect FIRST TIME HOME or seaside retreat.

GROUND FLOOR 572.54 sq. ft.  
( 53.19 sq. m. )



TOTAL FLOOR AREA : 572.54 sq. ft. ( 53.19 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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