

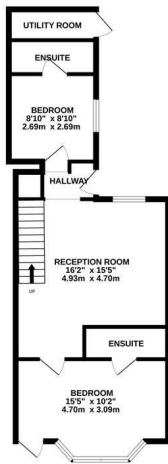
Warrior Square, St. Leonards-On-Sea TN37 6BA

Offers in excess of £850,000



A rare opportunity to acquire this seven bedroom freehold building currently used as a boutique B&B with accommodation spanning five floors and PANORAMIC VIEWS along the coastline. Occupying a prime position at the entrance to Warrior Square, almost adjacent to the beach and Warrior Square Gardens, it's ideally located within easy reach of the hub of St. Leonards where there is a collection of artisan shops, restaurants, galleries and a mainline railway station with connections to London. The accommodation here is presented to an excellent standard throughout and retains a WEALTH OF PERIOD FEATURES, to offer an extremely versatile layout which currently comprises a LARGE DINING SPACE with a bar area on the ground floor while the reception room and fitted kitchen are positioned at the rear of the property. The seven guest bedrooms are arranged over the upper three floors, each benefiting from EN-SUITE SHOWER ROOMS. Three of the bedrooms also showcase STUNNING SEA VIEWS.

BASEMENT LEVEL
565 sq.ft. (51.5 sq.m.) approx.



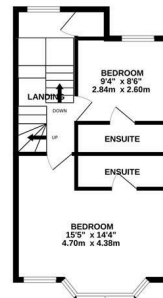
GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



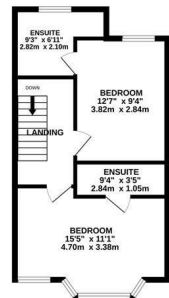
1ST FLOOR
565 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.0 sq.m.) approx.



3RD FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2507 sq.ft. (233.0 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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