



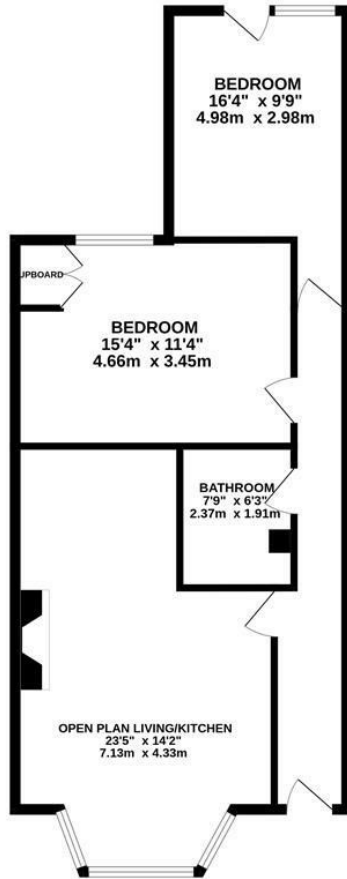
Warrior Gardens, St. Leonards-On-Sea TN37 6EB

Offers in excess of £210,000



A SPACIOUS TWO BEDROOM GARDEN APARTMENT positioned on the LOWER GROUND FLOOR of this attractive period residence situated in a central location within immediate walking distance of Warrior Square Gardens and the beach. St. Leonards offers a variety of local independent shops, award winning restaurants, galleries and antique shops. Warrior Square mainline railway station also benefits from connections to London stations. Accessed via a PRIVATE ENTRANCE and enjoying GENEROUS PROPORTIONS throughout, the accommodation here is arranged as an OPEN PLAN LIVING/KITCHEN area which enjoys a FRONT ASPECT BAY WINDOW and a FITTED KITCHEN with CONTEMPORARY UNITS providing ample storage and worktop space. There are two DOUBLE BEDROOMS, with the second enjoying access to the REAR GARDEN, together with a MODERN FITTED BATHROOM with bath and shower over. Externally the REAR GARDEN, which is boarded by mature shrubs and trees, offers an area of artificial grass perfect for DINING ALFRESCO followed by a tiered flower bed. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect first time home.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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