



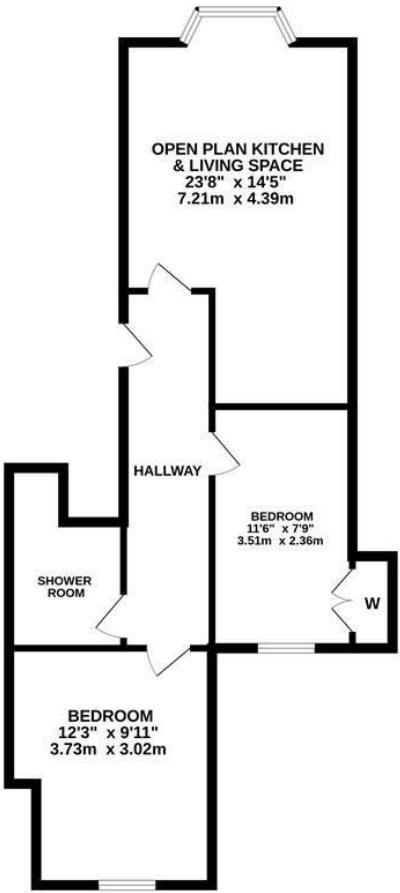
Warrior Gardens, St. Leonards-On-Sea TN37 6EB

Offers in excess of £220,000



This stylish two bedroom apartment spans the 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. Having been PAINSTAKINGLY RESTORED the accommodation here is PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT offering a contemporary feel, the open plan living space measures an impressive 23'8 x 14'5 with a large bay window which frames a SUNNY SOUTHERLY ASPECT and it's fitted with a modern kitchen with integrated appliances and space for washing machine. There are TWO DOUBLE BEDROOMS and a luxurious shower room with a walk-in shower. Being sold with a NEW 125 LEASE and NO ONWARD CHAIN this fantastic property would make the perfect first time home.

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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