



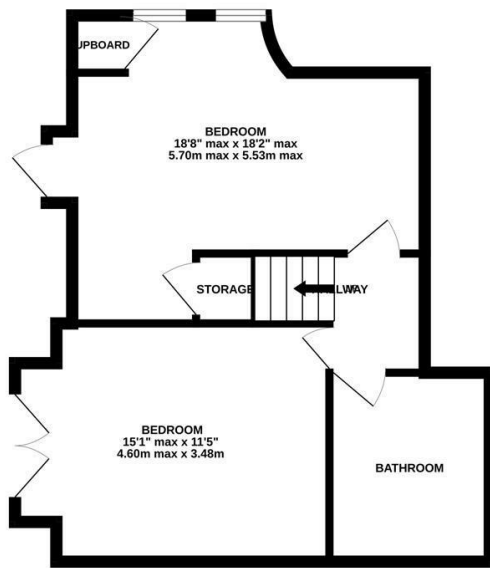
Warrior Square, St. Leonards-On-Sea TN37 6BA

Offers in excess of £260,000

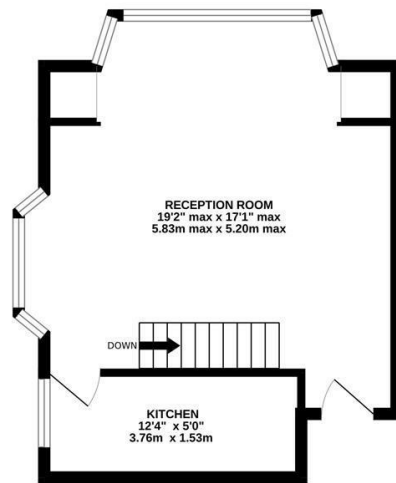


A bright and spacious two bedroom maisonette with STUNNING SEA VIEWS situated in an UNRIVALLED LOCATION, ADJACENT TO THE BEACH and Warrior Square Gardens. The hub of St. Leonards-On-Sea is also within immediate reach and provides a collection of artisan shops, art galleries, eateries along with a mainline railway station with connections to London. Spanning the GROUND AND LOWER FLOOR of this impressive residence, the accommodation here is arranged as a bright, DUAL ASPECT LIVING SPACE enjoying VIEWS OF THE SEA and measuring 19'2 x 17'1 it offers plenty of room for a full dining table, creating a sociable setting. The modern fitted kitchen is separate and provides ample storage space. The TWO DOUBLE BEDROOMS are positioned on the lower floor together with a family bathroom where there is a bath with shower and screen over. The principal bedroom also benefits from double doors leading to an internal courtyard. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT SEASIDE RETREAT and is not one to be missed.

BASEMENT
479 sq.ft. (44.5 sq.m.) approx.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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