



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

**Offers in excess of £169,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Looking for a well presented flat with sea views? This chain free one bedroom home in Warrior Gardens offers high ceilings, open plan living, and a sought-after location close to the shops and seafront.

This one bedroom ground floor flat is found in Warrior Gardens, St Leonards, a well-known spot only a short walk from the seafront and local shops. The area has always been popular with those who want to enjoy the character and lifestyle that St Leonards offers.

The flat itself forms part of a building that once operated as a hotel, giving the property some distinctive period character. High ceilings run throughout the accommodation, adding to the sense of space, while the presentation is neat and well kept. The living and kitchen area is open plan, creating a practical space that suits modern needs, with a separate double bedroom and bathroom completing the layout.

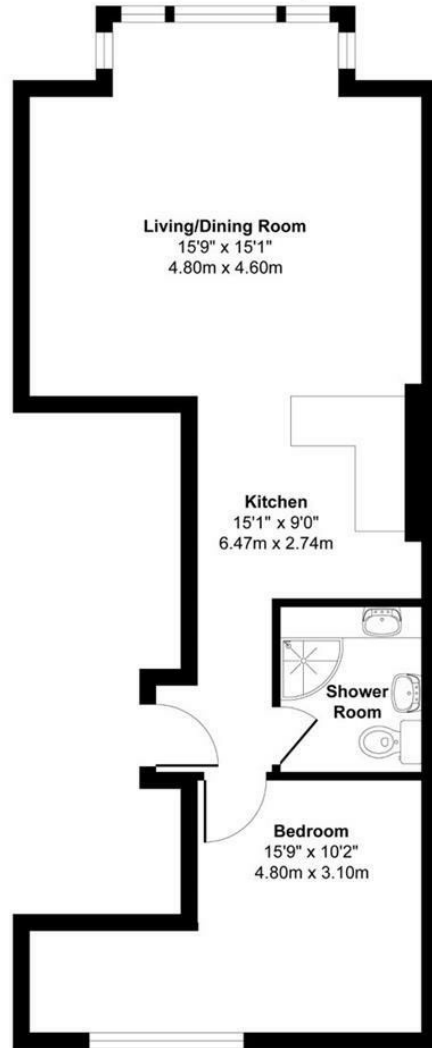
Being on the ground floor means ease of access, while the flat also benefits from sea views, a feature that will always appeal. The combination of coastal outlook and proximity to St Leonards' independent shops, galleries and cafés makes this a strong choice for a range of buyers.

Offered chain free, the sale has the potential to move at a quicker pace, an advantage in today's market. Whether considered as a first home, a weekend base by the coast, or a reliable rental investment, the flat offers flexibility. Warrior Gardens has long been known as one of the area's more characterful streets, combining attractive period architecture with the convenience of having the seafront and the town centre within walking distance.

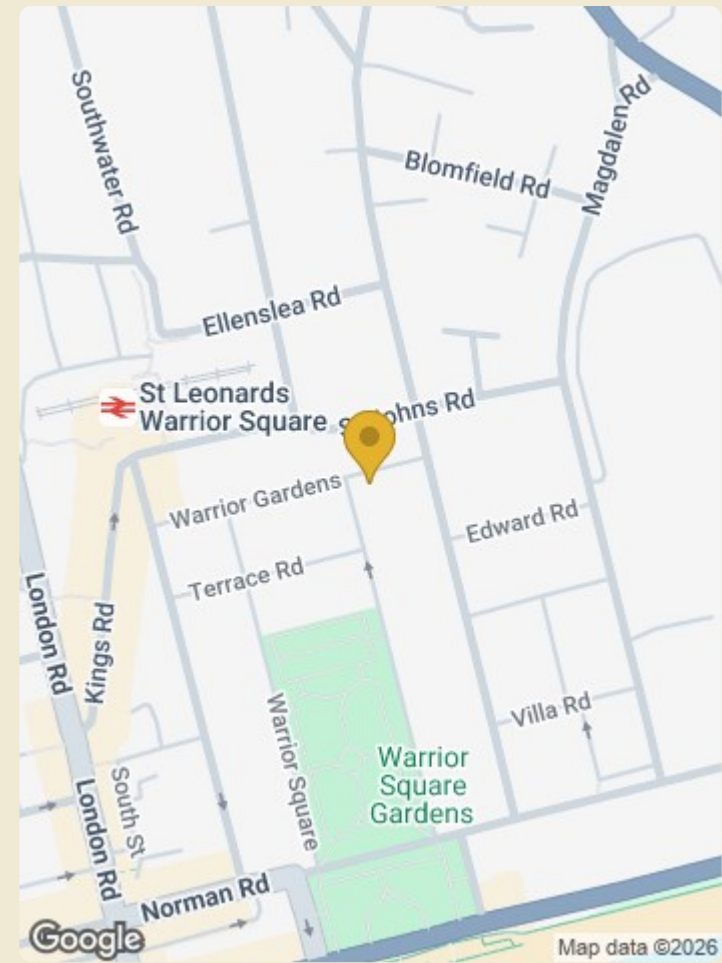
- EPC D
- SHARE OF FREEHOLD
- 999 YEAR LEASE FROM 1980
- SEA VIEWS
- CHAIN FREE
- £1800 PA SERVICE CHARGE WITH £0 GROUND RENT
- COUNCIL TAX BAND A
- HIGH CEILINGS THROUGHOUT
- OPEN PLAN KITCHEN / LIVING ROOM
- WELL PRESENTED THROUGHOUT



**Invergordon House**  
 Approximate Gross Internal Floor Area  
 482 sq. ft / 44.77 sq. m



**FLOOR PLAN**  
 Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		74	(39-54) <b>E</b>
(21-38) <b>F</b>	56		(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

