



**Warrior Gardens**  
**St Leonards-On-Sea, TN37 6EB**  
**Offers in excess of £175,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



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

This well-presented two-bedroom apartment is located in the popular Warrior Gardens, in the heart of St Leonards. With an open plan living room and kitchen, the space feels light and airy, perfect for modern living. The kitchen is well-equipped and flows seamlessly into the living area, making it ideal for both relaxing and entertaining.

One of the standout features of the apartment is the sea view from the main living space. It offers a pleasant outlook that makes the most of the coastal location, and it's a great spot to enjoy the changing sky or simply unwind.

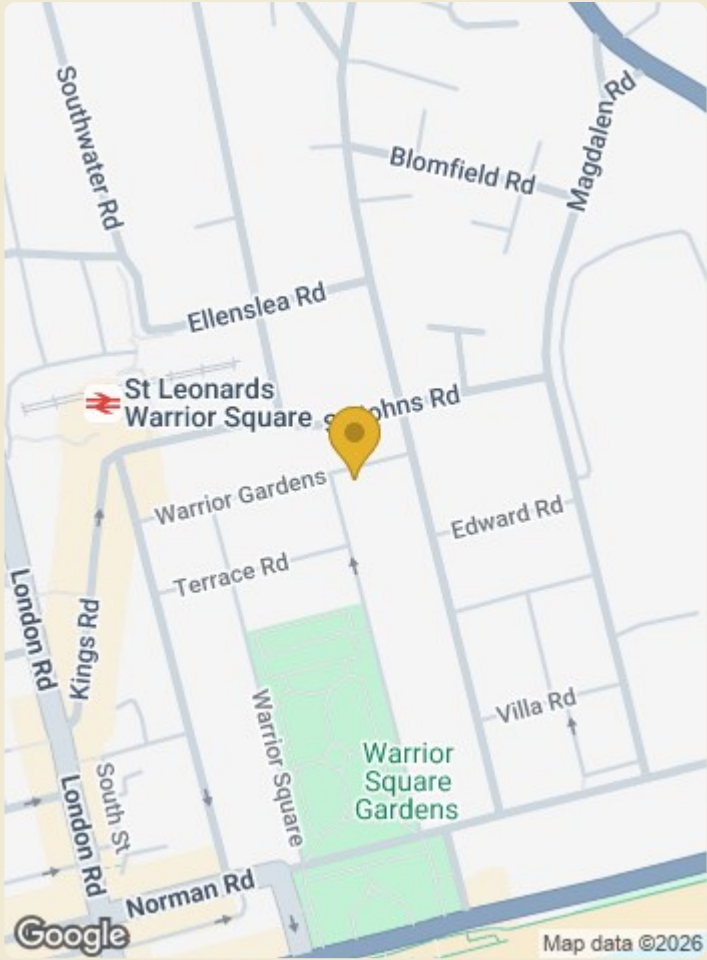
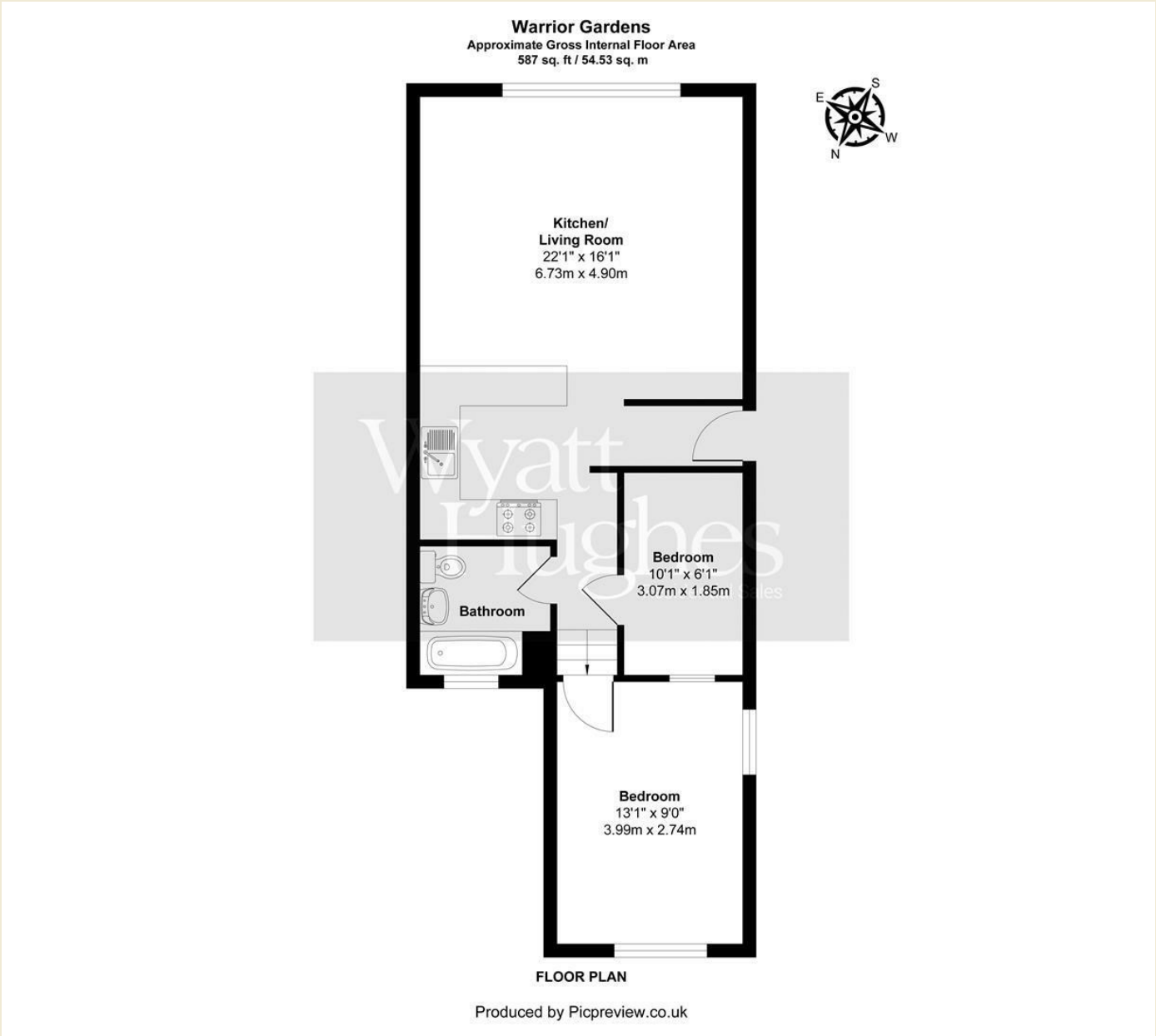
Both bedrooms are a good size, offering flexibility for different living arrangements or uses. The property is well-maintained, and the layout maximises space and natural light. It's clear that the apartment has been cared for, with neutral décor throughout, providing a move-in ready space that could easily adapt to different styles.

Situated close to the local train station, this apartment offers convenience for those needing easy access to transport links. Whether commuting or exploring the local area, the location adds extra appeal, with shops, cafes, and the beach all just a short distance away.

Overall, this apartment is a great option for those looking for a comfortable, low-maintenance home with a desirable location and views.

- THIRD FLOOR
- £0 GROUND RENT
- TWO BEDROOMS
- SEA VIEWS
- WELL PRESENTED THROUGHOUT
- LEASEHOLD WITH 125 YEAR LEASE FROM 2005
- £2,600PA SERVICE CHARGE
- COUNCIL TAX A
- LIFT ACCESS IN BUILDING
- POPULAR CENTRAL ST.LEONARDS LOCATION





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



