



OAKFIELD



Warrior Square, St. Leonards, TN37 6BS

£825 Per Calendar Month



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## Warrior Square, St. Leonards, TN37 6BS

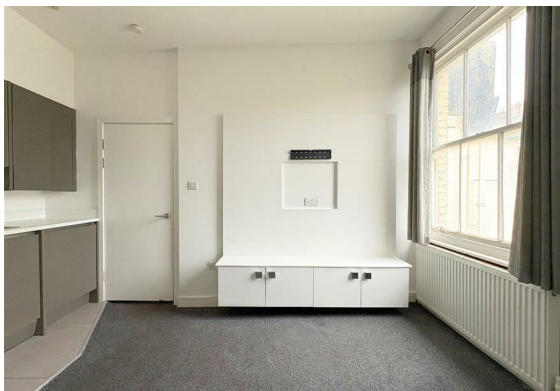
This well-presented one-bedroom flat is situated on the fourth floor of a striking Burton St Leonards building, ideally located on Warrior Square just a short walk from St Leonards mainline station and the seafront promenade.

Upon entering, the layout is both practical and inviting. To the left, you'll find a well-proportioned double bedroom complete with fitted wardrobes. Directly ahead is a modern bathroom featuring a bath with shower over, a heated towel rail, vanity storage beneath the basin, and a mirrored cabinet.

To the right of the hallway is a bright open-plan living and kitchen area, thoughtfully designed with a built-in TV unit and a range of integrated appliances, including an oven and hob, fridge/freezer, and washer/dryer.

Additional benefits include a secure entry phone system and a modern electric heating system.

Please note:  
An annual household income of £24,750 will be required for the affordability criteria of this property.  
Available Now!





**Living Room / Kitchen**

12'11" x 10'0" (3.96m x 3.05m)

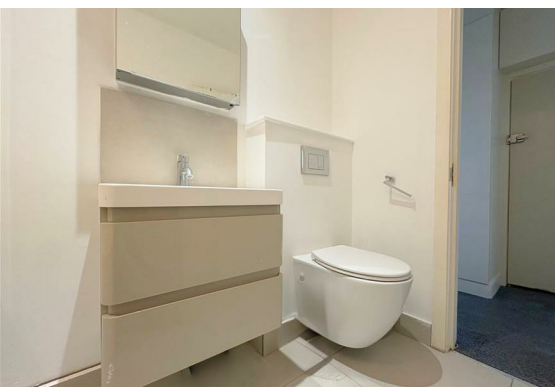
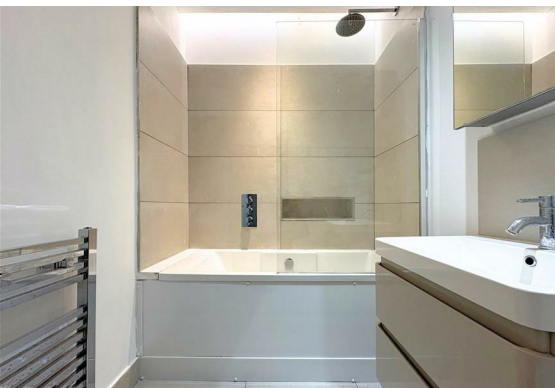
**Bedroom**

10'11" x 6'11" (3.35m x 2.13m)

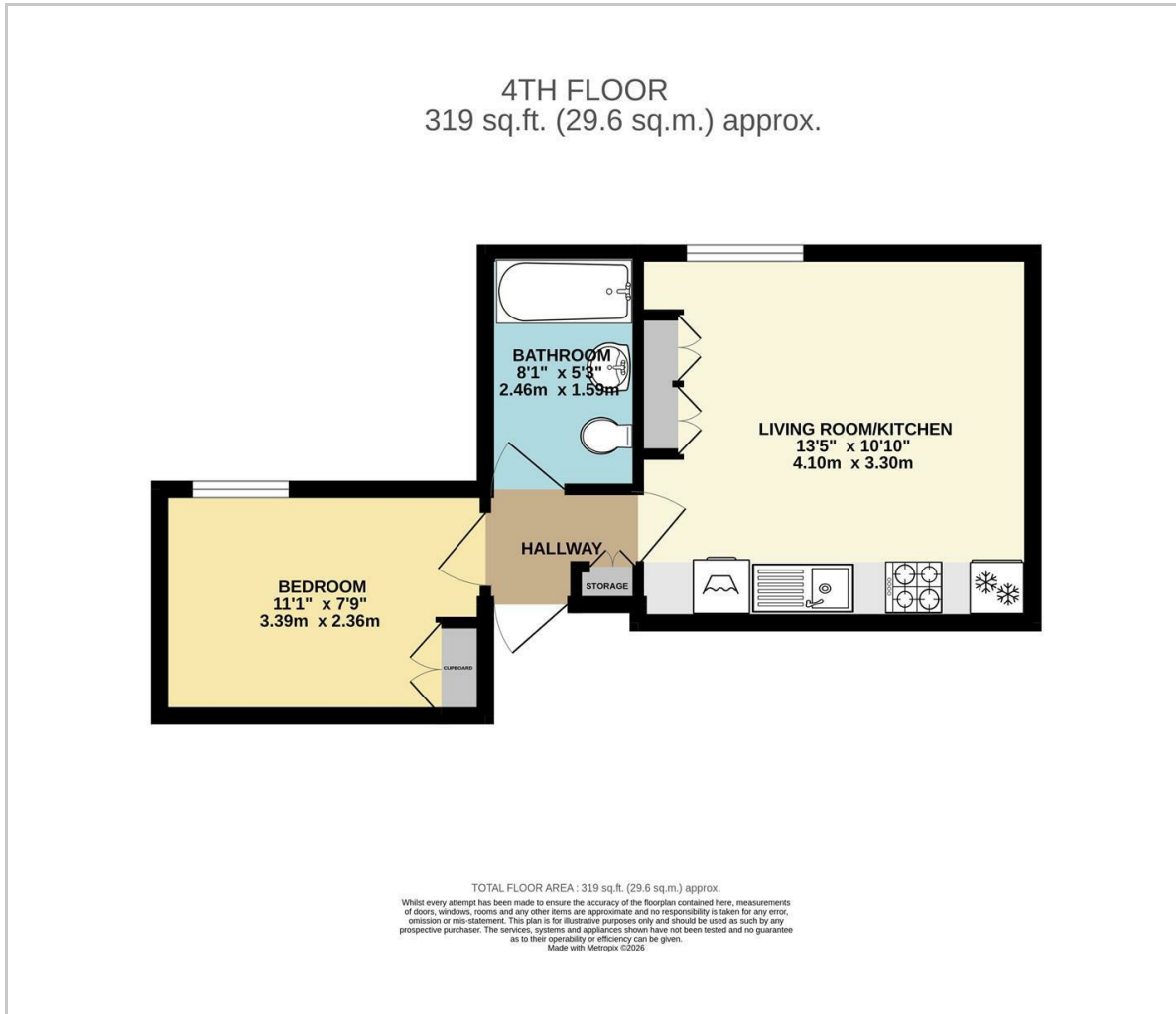
**Bathroom**

8'0" x 4'11" (2.44m x 1.52m)

**Council Tax Band A - £1,784.39 Per Annum**



## Floor Plan



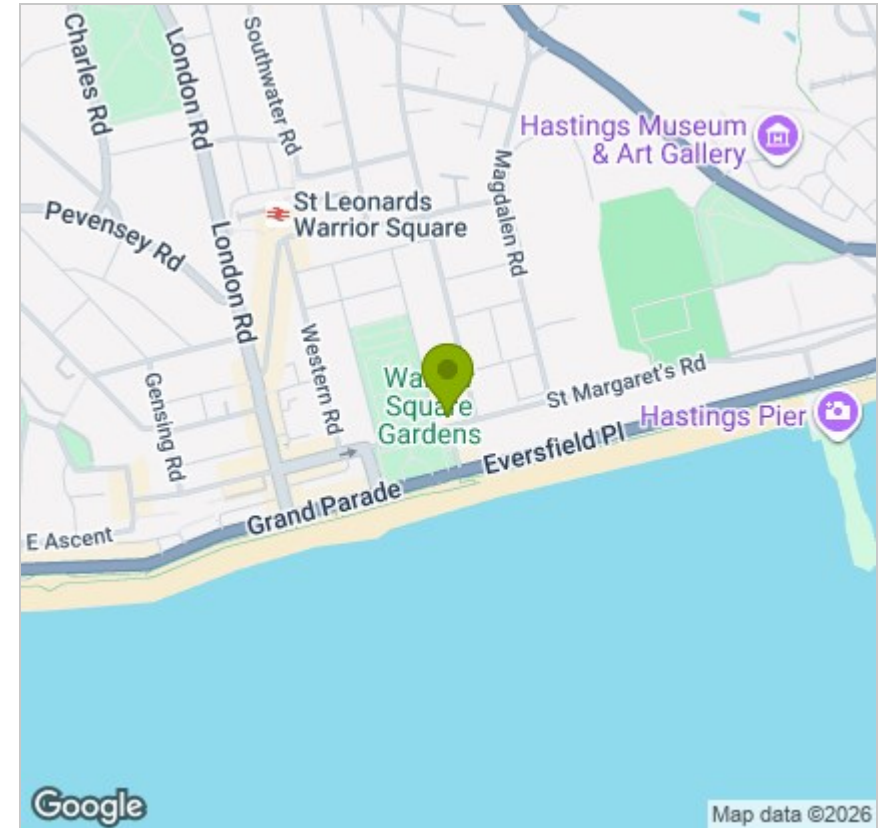
## Viewing

Please contact us on 01424 446644  
if you wish to arrange a viewing appointment for this property or require further information.

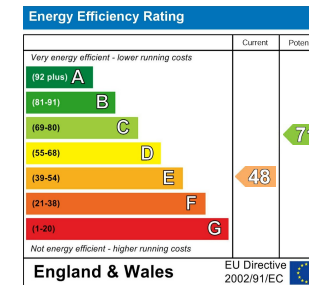
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60-61 Robertson Street, Hastings, East Sussex, TN34 1HY  
hastings@oakfieldproperty.co.uk

## Area Map



## Energy Efficiency Graph



01424 446644  
www.oakfieldproperty.co.uk