

Warrior Square, St Leonards, TN37 6BX

Asking Price £200,000

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Delighted to present to the market this charming two bedroom first floor apartment, ideally positioned within the sought-after Warrior Square, just moments from the seafront and the beautiful Warrior Square Gardens.

Set within an attractive period building, the property boasts a wealth of character including impressive high ceilings and large slashed windows, creating a bright and spacious feel throughout. The accommodation offers two well-proportioned bedrooms, a generous living room, kitchen and bathroom, with the property providing an excellent opportunity for a new owner to personalise to their own taste.

The location is a particular highlight, with the seafront quite literally on your doorstep and the wonderful open space of Warrior Square Gardens immediately nearby. The ever-popular independent shops, cafés, restaurants and bars of central St Leonards are all within easy reach, while St Leonards Warrior Square railway station offers direct links towards London and surrounding areas.

An excellent opportunity to acquire a characterful two bedroom apartment in an enviable seafront location, perfect for those looking to enjoy everything that St Leonards-on-Sea has to offer.

























Living Room
18'6" x 13'4" (5.64m x 4.06m)

Kitchen
7'3" x 6'6" (2.21m x 1.98m)

Bedroom One
14'5" x 7'4" (4.39m x 2.24m)

Bedroom Two
13'8" x 9'2" (4.17m x 2.79m)

Bathroom

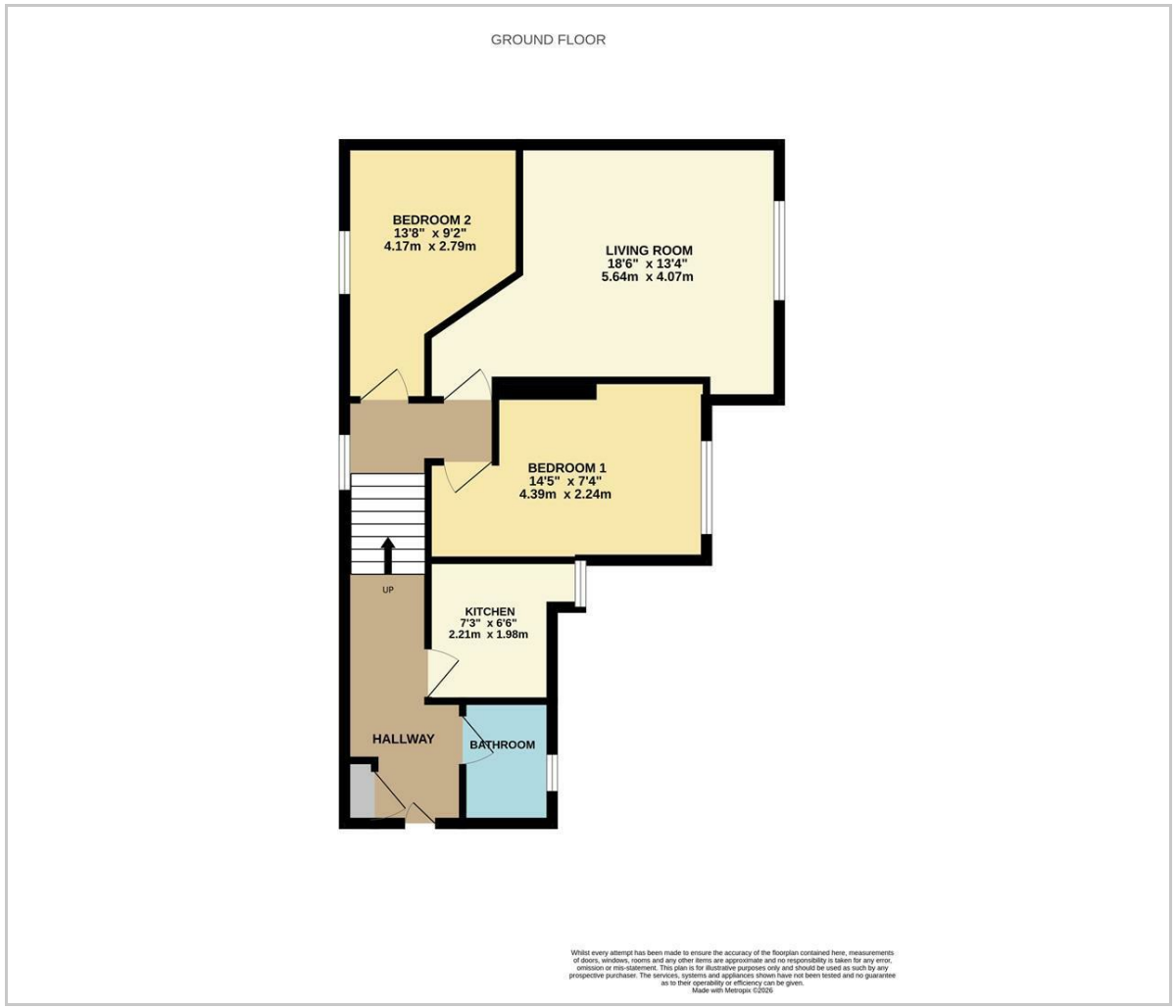
Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as leasehold and has approximately has 101 years remaining on the lease

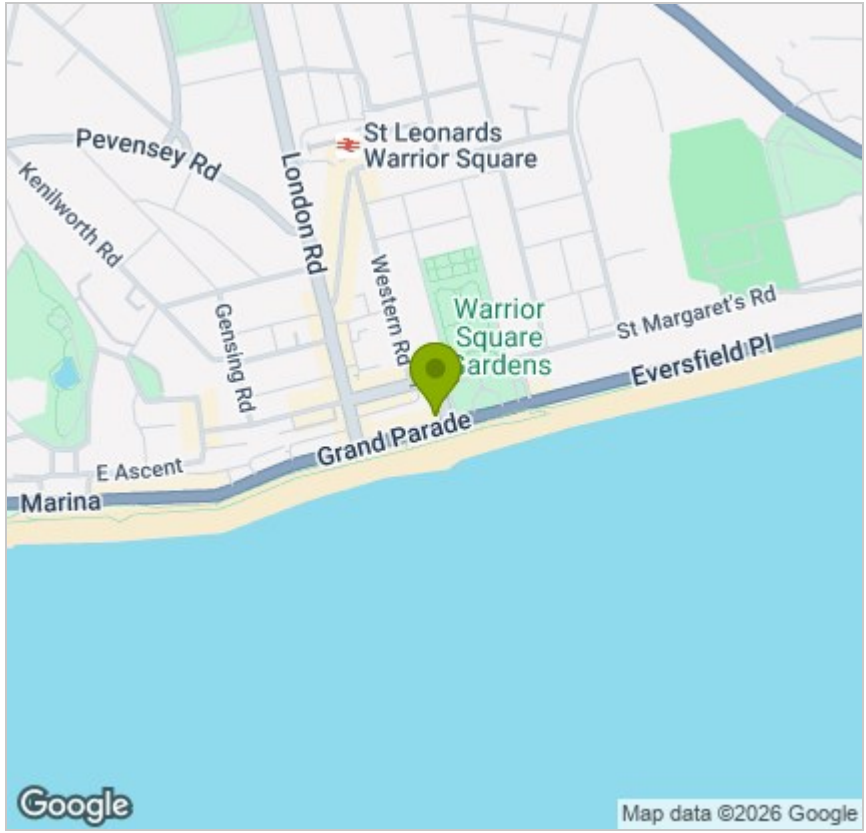
We have been advised that there is an annual ground rent of £125 per annum for the first 25 years, for the next 25 years it will be £250 per annum

The service charges is approximately £1,623.27 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

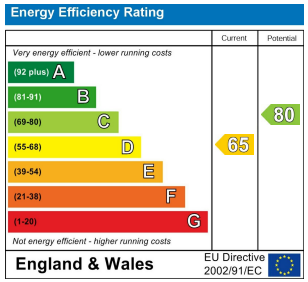
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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