



OAKFIELD



Warrior Square, St Leonards, TN37 6BA

Asking Price £225,000





## Warrior Square, St Leonards, TN37 6BA

Elegant 2-Bedroom Victorian Seafront Flat with High Ceilings and Prime Location

Set within a striking Victorian building, this spacious and character-filled 2-bedroom flat offers the perfect combination of period charm and coastal living.

Featuring soaring high ceilings, large sash windows, and original architectural details, the property exudes timeless elegance while enjoying all the benefits of a modern lifestyle.

The flat is positioned directly on the seafront, offering breath-taking sea views and an abundance of natural light throughout.

Both bedrooms are generously sized, and the living area is ideal for relaxing or entertaining, with its sense of space enhanced by the tall ceilings and period proportions.

Located just a short stroll from a wide variety of shops, cafés, and local amenities, this home is ideal for those seeking convenience without compromising on charm or character.

Whether you're looking for a permanent residence, a stylish coastal retreat, or a smart investment, this Victorian gem ticks all the boxes.







### Living Room

22'0" x 14'2" (6.71m x 4.32m)

### Kitchen

12'6" x 5'9" (3.83m x 1.76m)

### Bedroom One

13'7" x 9'2" (4.16m x 2.81m)

### Bedroom Two

11'1" x 8'11" (3.38m x 2.72m)

### Bathroom

7'10" x 7'0" (2.40m x 2.14m)

**Council Tax Band A - £1,702.76 Per Annum**

### Lease Information

The seller advises the property is offered as a share of the freehold with a leasehold with approximately 981 years remaining, with no ground rent to pay and the annual service charge is £1,933.20 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.





Floor Plan

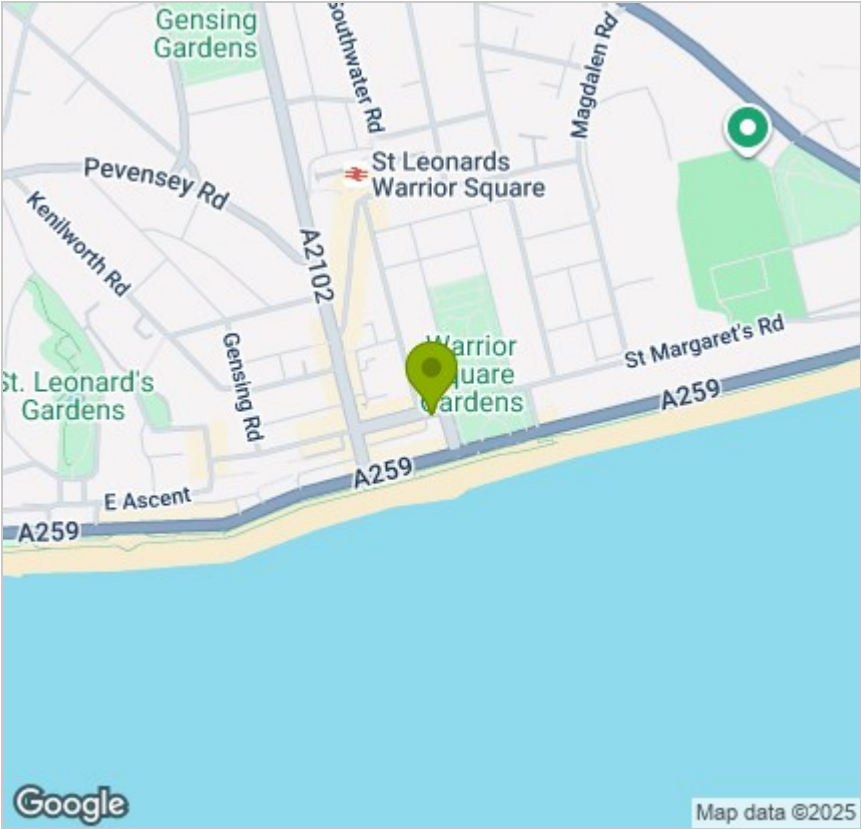


Viewing

Please contact us on 01424 722122 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.

Area Map



Energy Efficiency Graph

