



**Warrior Square  
St Leonards on Sea, TN37 6BG**

**Offers in excess of £220,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Warrior Square, St Leonards on Sea, TN37 6BG

Looking for a spacious period apartment with character and potential, set in one of St Leonards' most iconic squares? This two-bedroom flat in Warrior Square offers generous proportions, high ceilings and a private balcony, all just moments from the seafront.

Set within an attractive period building, the property boasts an impressive living room with large bay windows, flooding the space with natural light and offering elevated views across Warrior Square Gardens towards the sea. The high ceilings and original detailing add to the sense of space and charm, while the private balcony provides the perfect spot to sit out and take in the surroundings.

The accommodation comprises two well-proportioned bedrooms, a separate kitchen, and a bathroom, arranged over a practical layout extending to approximately 1044 sq ft. While the flat would benefit from some cosmetic tidying, it presents a fantastic opportunity for a buyer to put their own stamp on a sizeable and well-located home.

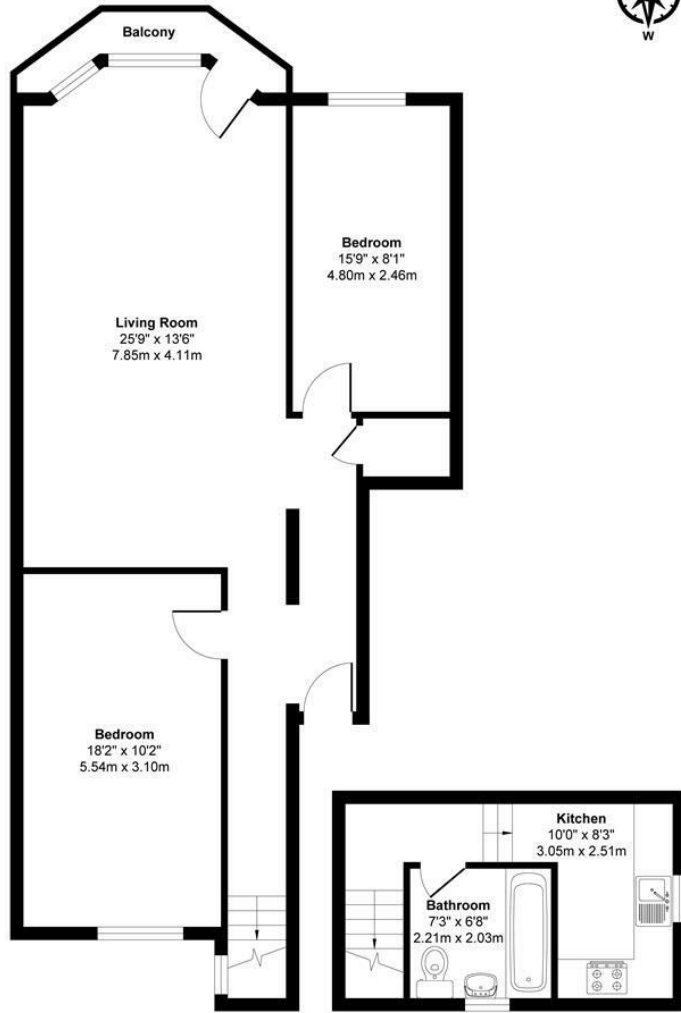
Positioned in the heart of St Leonards, Warrior Square is ideally placed for access to the seafront, local cafés, restaurants and mainline railway station, making it equally suitable as a main residence, weekend retreat or investment.

- SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT
- IMPRESSIVE BAY-FRONTED LIVING ROOM
- 99 YEAR LEASE FROM 1980 TO BE EXTENDED ON COMPLETION
- APPROX £1500PA SERVICE CHARGE WITH £0 GROUND RENT
- EPC C & OFFERED CHAIN FREE
- APPROX. 1044 SQ FT OF INTERNAL SPACE
- PRIVATE BALCONY WITH PARK AND SEA VIEWS
- SHARE OF FREEHOLD
- COUNCIL TAX A
- SHORT WALK TO SEAFRONT AND STATION



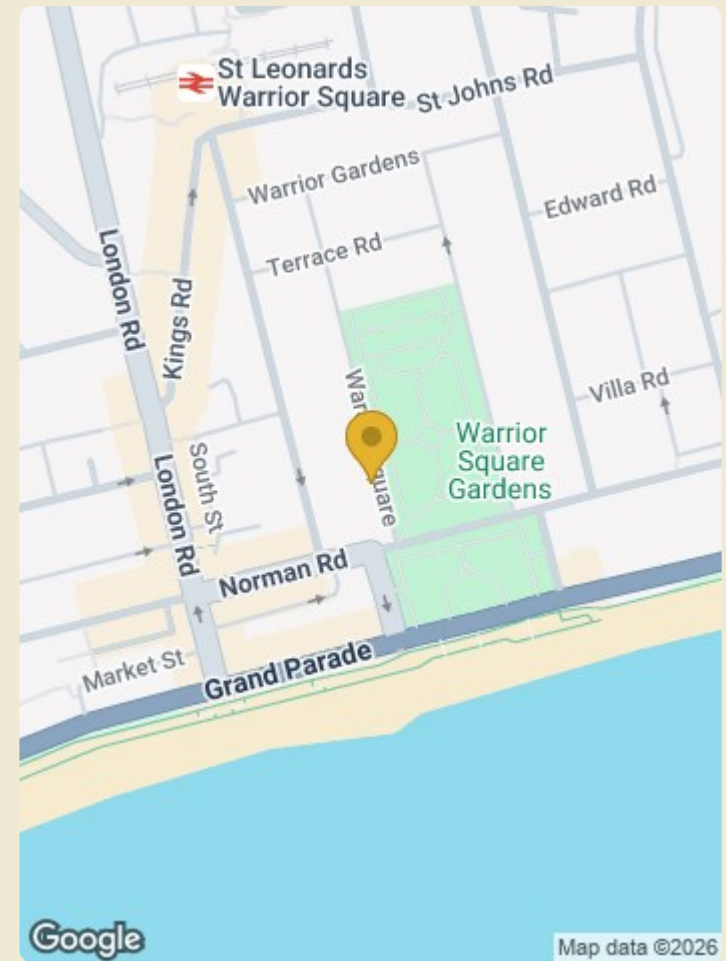
# Warrior Sq

Approximate Gross Internal Floor Area  
1044 sq. ft / 97 sq. m



SECOND FLOOR

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>			(39-54) <b>E</b>
(21-38) <b>F</b>			(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	73	78
			<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.

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