



Warrior Square
St. Leonards-On-Sea, TN37 6BP
£199,950 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Warrior Square, St. Leonards-On-Sea, TN37 6BP

Seeking a stylish and comfortable home in the heart of St. Leonards? Look no further than this one-bedroom apartment nestled within the prestigious Warrior Square area. Featuring high ceilings that create a sense of grandeur and access to a communal garden, this charming property offers the perfect blend of modern living and a sought-after location.

High ceilings: Enjoy the spaciousness and airy atmosphere created by the impressive ceiling height.

Spacious bedroom: The well-proportioned bedroom provides a tranquil retreat for relaxation and sleep, plus an added benefit of built-in wardrobes offering ample storage.

Open Living; The well-kept kitchen space offers built in washing machine and plenty of cupboards, whilst the large living space is perfect for dining too, with the current owners opting for a table in bay window, allowing for views of the sea.

Communal garden: Enjoy a shared green space, perfect for relaxing in the sunshine, socializing with neighbors, or simply enjoying a breath of fresh air.

Prime location: Situated in the heart of Warrior Square, you'll be surrounded by beautiful period architecture and within walking distance of the vibrant St Leonards Gardens and the captivating seafront. Explore independent shops, trendy cafes, and a thriving cultural scene right on your doorstep.

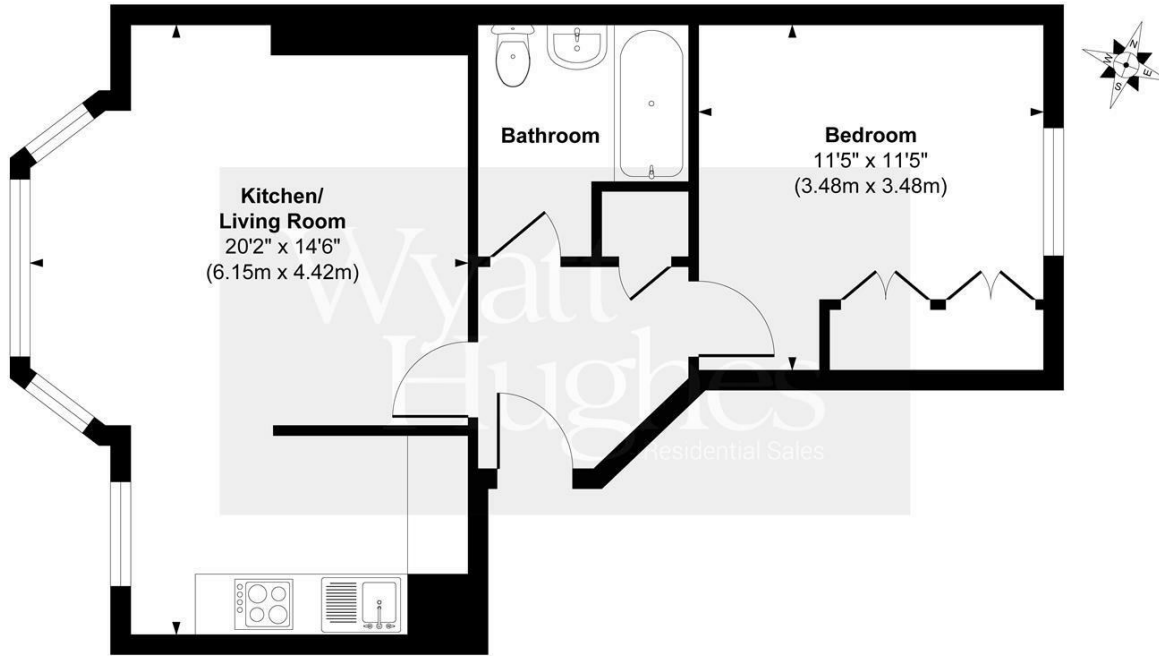
Sea and town at your fingertips: While nestled in a charming residential area, you'll still be close to the beach and Hastings town center, offering a perfect blend of tranquility and access to amenities.

Well-connected: Convenient public transport links, including the nearby Warrior Square mainline railway station, allow you to explore Hastings and beyond with ease.

Arrange your viewing with local agent Wyatt Hughes today.

- SHARE OF FREEHOLD
- 999 YEAR LEASE FROM 2010
- £0 GROUND RENT
- CHAIN FREE
- COMMUNAL GARDEN
- COUNCIL TAX A
- SERVICE CHARGE £1400PA
- EPC C
- ONE BEDROOM
- SEA VIEWS





Second Floor

Approx. Gross Internal Floor Area 491 sq. ft / 45.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

