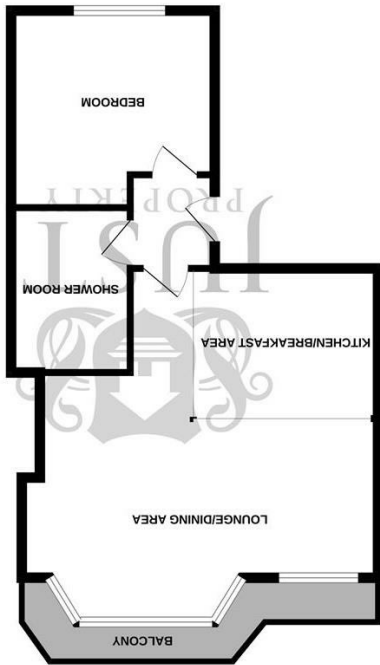




| England & Wales                             |    |           |
|---------------------------------------------|----|-----------|
| EU Directive 2002/91/EC                     |    |           |
| Very energy efficient - lower running costs | A  | (92 plus) |
|                                             | B  | (81-91)   |
|                                             | C  | (69-80)   |
|                                             | D  | (55-68)   |
|                                             | E  | (39-54)   |
|                                             | F  | (21-38)   |
|                                             | G  | (1-20)    |
| Not energy efficient - higher running costs |    |           |
| Current                                     | 69 | 77        |
| Potential                                   |    |           |

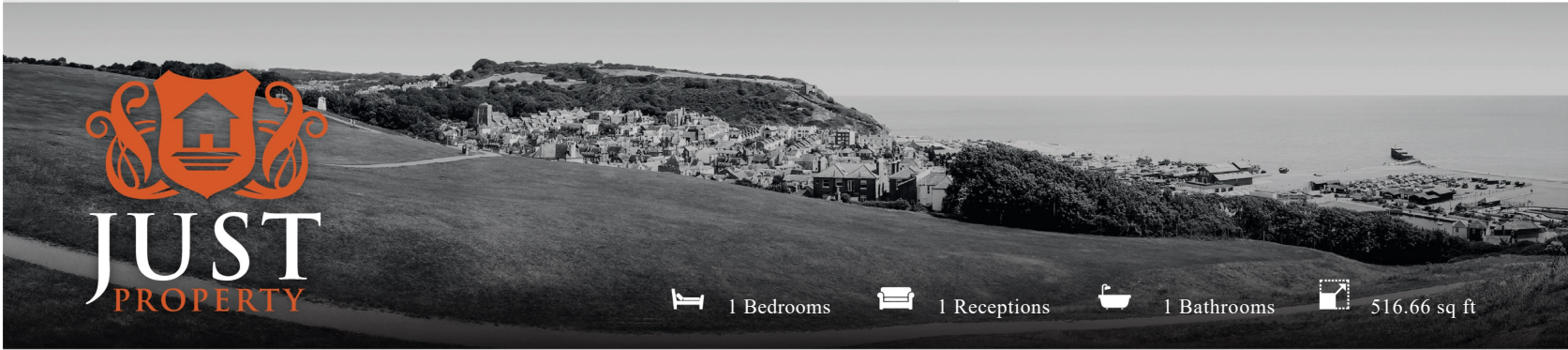
Measurements have been made to ensure the accuracy of the floorplan and room measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FIRST FLOOR



[www.justproperty.net](http://www.justproperty.net)



1 Bedrooms 1 Receptions 1 Bathrooms 516.66 sq ft

First Floor Flat 3, 6 Warrior Square, St. Leonards-On-Sea, TN37 6BX

Leasehold

£249,950





1 Bedrooms 1 Receptions 1 Bathrooms 516.66 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented one-bedroom first-floor apartment, situated directly opposite the picturesque Warrior Square Gardens, boasting stunning, unobstructed views towards the sea and Beachy Head. Conveniently located within walking distance of local bus services, the vibrant amenities of London Road and Norman Road, the seafront, and Warrior Square mainline railway station, offering connections to London. The area is known for its fantastic selection of cafés, restaurants, and a lively atmosphere.

This charming apartment offers a spacious and bright open-plan living and dining area, complemented by a fully fitted, modern kitchen with integrated appliances. The blend of contemporary design with retained original features gives the property a unique character and a bright, inviting atmosphere. A well-appointed modern shower room/WC provides a perfect space to unwind.

The generously sized bedroom is located at the rear of the property, offering peace and quiet, with ample space for fitted wardrobes. One of the apartment's standout features is the private balcony, which offers outdoor dining space and panoramic views over Warrior Square Gardens, the English Channel, and Beachy Head.

With 94 years remaining on the lease and current service charges around £2,400 per annum, this property presents an excellent opportunity for seaside living.

To fully appreciate this stylish, contemporary, and immaculately presented apartment, viewing is highly recommended. Contact Just Property, the vendor's choice of sole agents, for more information and to arrange a viewing.

## ROOM DIMENSIONS

Communal Front Door

Hallway and Stairs To First Floor

Front Door

Entrance Hallway

Open Plan Kitchen / Dining/ Lounge Area  
19'3" x 18'6" max (5.89 x 5.65 max)

Shower Room / WC  
9'6" x 6'3" (2.91 x 1.91)

Bedroom  
12'9" x 11'5" (3.90 x 3.49)

Wraparound Front Balcony

## FEATURES

- CHAIN FREE
- Stunning Sea Views
- Perfect Seaside Position
- Beautifully Presented Apartment
- Original Features
- Wraparound Front Balcony
- Kitchen / Breakfast Area
- One Double Bedroom
- Recently Updated
- Double Glazing and Gas Central Heating

