

**RUSH
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12 Warrior Square, St Leonards-On-Sea, TN37 6BX
Offers In The Region Of £220,000 Leasehold

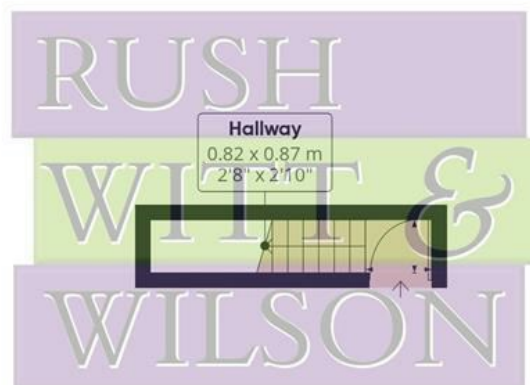
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AMAZING SEA VIEWS Be sure to visit this Beautifully presented and fully modernised two bedroom top floor converted apartment enjoys breathtaking views across Warrior Square Gardens and out towards the sea. Ideally positioned in one of St Leonards' most desirable locations, the property combines period charm with stylish contemporary finishes. The accommodation is well-proportioned throughout and includes a bright and spacious living area, two bedrooms, and a stunning newly fitted modern kitchen finished to a high standard with contemporary units and integrated appliances. The property has been tastefully updated by the current owners and is offered in excellent decorative order, making it ready to move straight into. Occupying the top floor of an attractive period building, the apartment benefits from an abundance of natural light together with elevated views across the gardens and coastline. Warrior Square railway station, the seafront promenade, and a range of popular cafés, restaurants, and independent shops are all within easy walking distance. An excellent opportunity to acquire a stylish home or seaside retreat in a highly sought-after central St Leonards location.

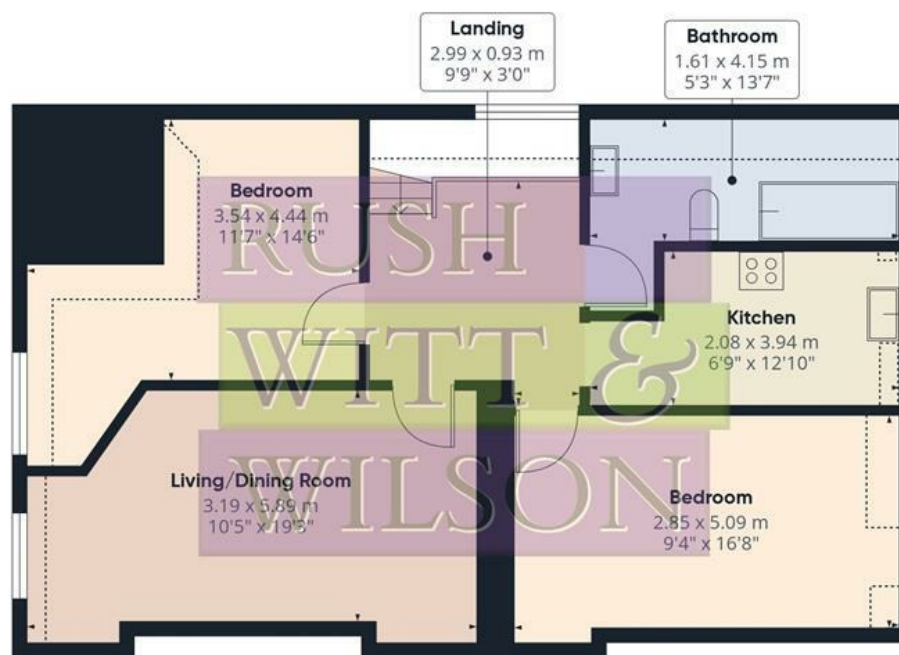








Floor 0



Floor 1



Approximate total area⁽¹⁾

71.5 m²
770 ft²

Reduced headroom

6.4 m²
69 ft²

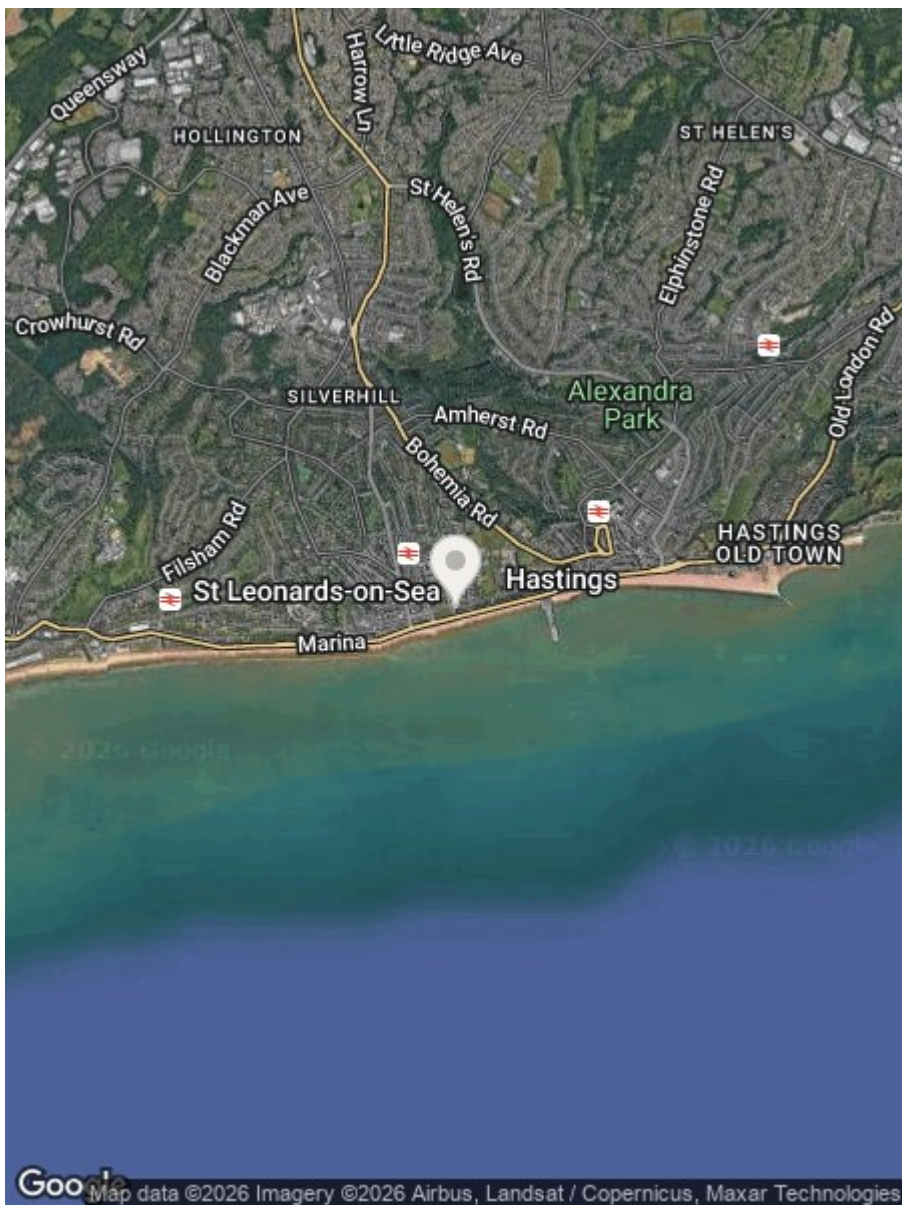
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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