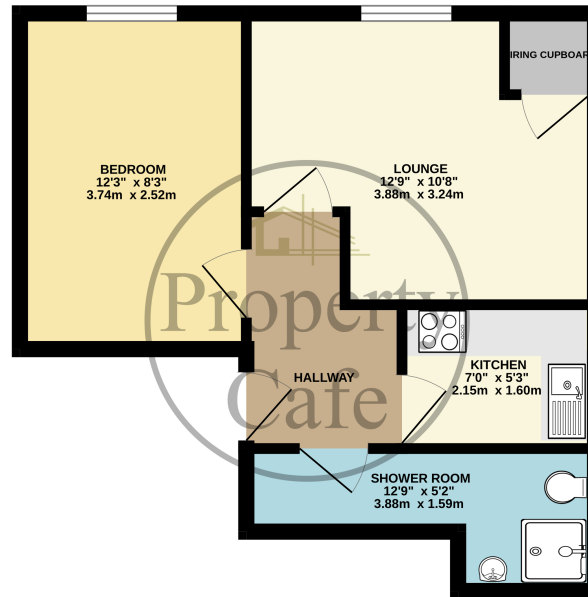




Flat 5, 45 Warrior Square, St Leonards-on-Sea, East Sussex, TN37 6BU
£750 pcm

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 353 sq.ft. (32.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homoplan CS024

Property Cafe are delighted to offer to let this well presented third floor flat situated in a sought after residential location, just a short distance to Warrior Square train station and St Leonards stunning seafront promenade. Internally the property comprises an entrance hallway leading onto the lounge/diner, a good size double bedroom, modern integrated kitchen and modern fitted shower room. Additionally the property offers neutral decor and carpets, full double glazing, electric central heating and a security entryphone system. This fantastic property is available early May 2025 a long let and a minimum annual income of £22,500 per household required to be eligible, with viewings highly recommended. For additional information or to arrange your internal viewing, please call our Bexhill office on 01424 224488 Option 2.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 1
Council Tax: Band A
Council Tax: Rate 1625
Parking Types: On Street.
Heating Sources: Central. Electric.
Electricity Supply: Mains Supply.

- Third floor flat to let.
- One double bedroom.
- Modern integrated kitchen.
- Modern fitted shower room.
- Double glazing and electric central heating.

Receptions: 1
EPC Rating: C (77)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

- Security entryphone system.
- Close to mainline railway station.
 - Lounge/diner.
- Neutral decor and carpets.
- Available early May 2025.