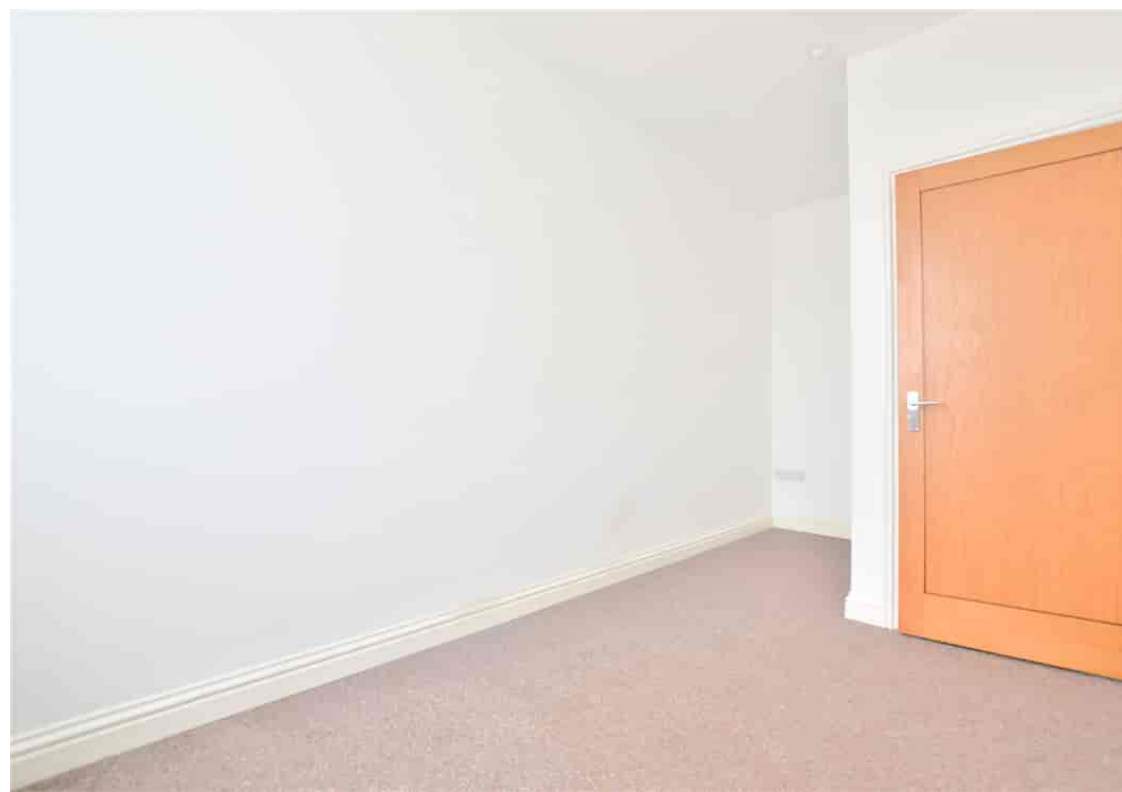




Flat 4, 45 Warrior Square, St Leonards-on-Sea, East Sussex, TN37 6BU  
£750 pcm





Property Cafe are delighted to offer to let this well presented Second 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 open plan lounge/kitchen, 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 May 2025 on 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.

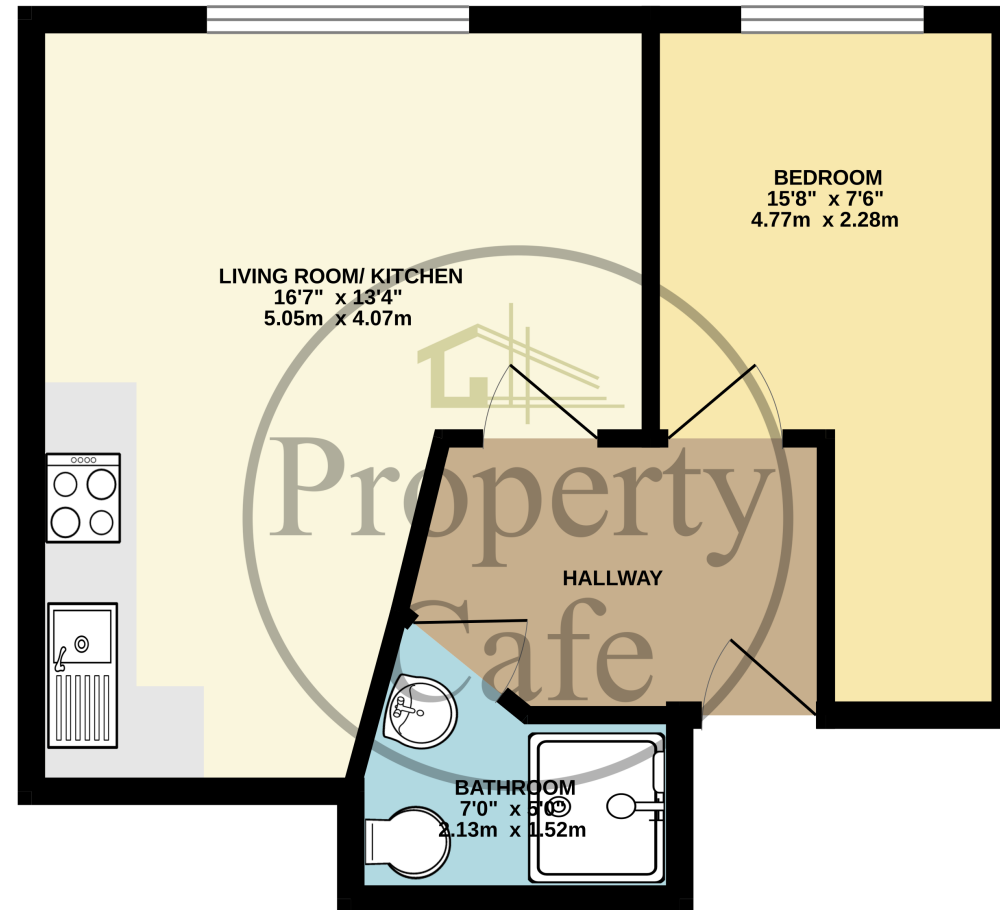
1x Week holding deposit = £173.07

5x Weeks security deposit = £865.38

Minimum annual affordability = £22,500 p.a







TOTAL FLOOR AREA : 354 sq.ft. (32.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1703  
**Parking Types:** On Street.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



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

- Security entryphone system
- Close to mainline railway station
- Open plan kitchen/Lounge
- Neutral decor and carpets
- Available May 2025