



**Verulam Place**  
**St. Leonards-On-Sea, TN37 6QR**  
**£110,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Verulam Place, St. Leonards-On-Sea, TN37 6QR

A one-bedroom purpose-built apartment for residents of 55 years of age and over. The building enjoys the advantage of a lift to all floors, a communal lounge, and a variety of social events.

This apartment is located at the front of the building and comprises of entrance hallway, living room, kitchen, one double bedroom, and shower room/WC. It also has the added bonus of a sea facing private balcony, with views over Hastings Pier and beach.

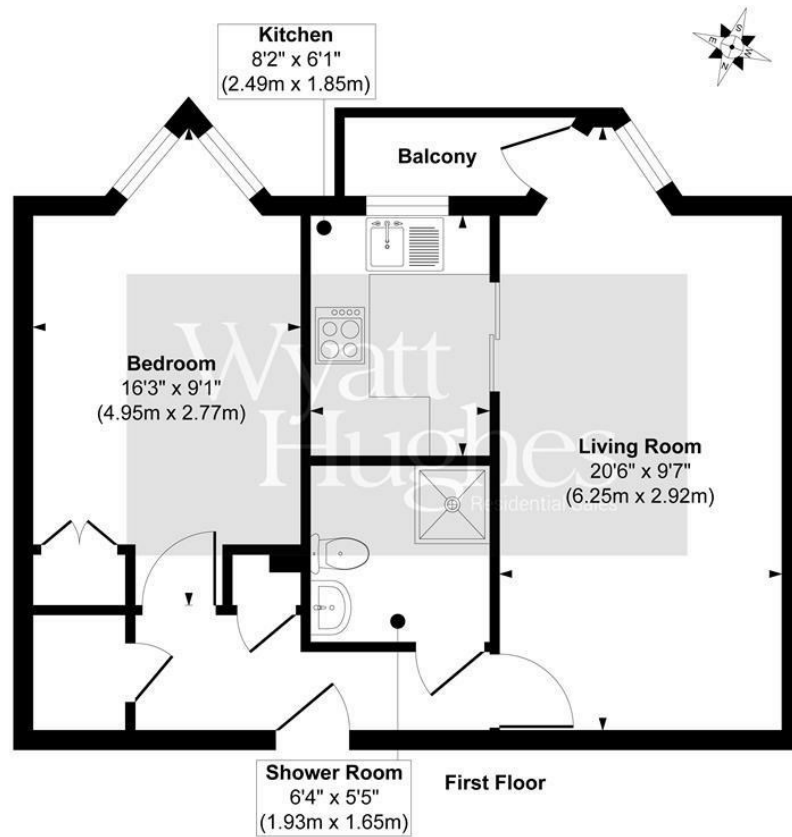
Another benefit is the secure parking to the rear of the block, which serves the residents on a first come, first served basis.

Located on Hastings seafront adjacent to the iconic pier and next to the White Rock Theatre the property is ideally located with easy access into the town centre and all its amenities.

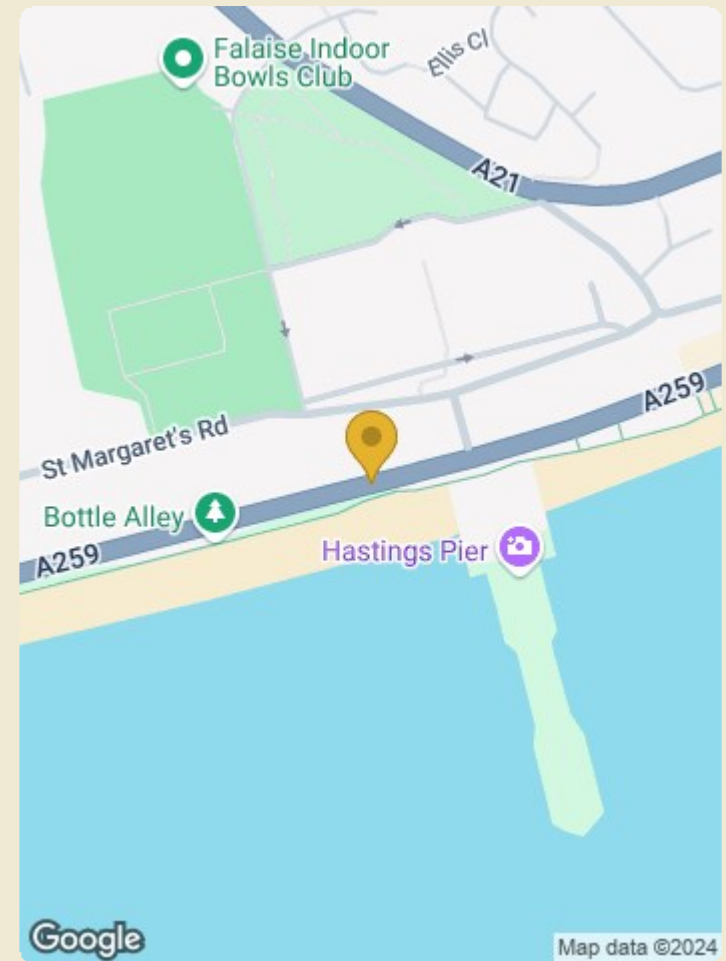
Being offered for sale with vacant possession and no onward chain.



- EPC C
- COUNCIL TAX C
- OVER 55'S BLOCK
- SECURE PARKING TO THE REAR
- ONE BEDROOM
- ANNUAL SERVICE CHARGE OF £3,914.28 TO INCLUDE THE GROUND RENT
- REMAINDER OF A 99 YEAR LEASE FROM MAY 1989
- RETIREMENT BLOCK
- PRIVATE BALCONY
- 460 SQ FT



**Approx. Gross Internal Floor Area 460 sq. ft / 42.73 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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

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