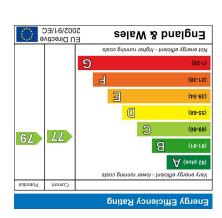
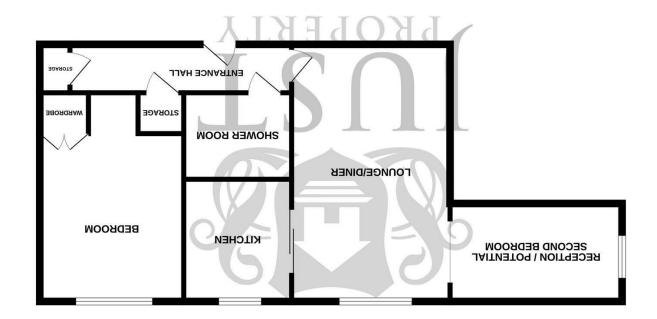


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SECOND LTOOR



Flat 37 Waverley Court Verulam Place, St. Leonards-On-Sea, TN37 6QR

FLOORPLANS

www.justproperty.net



£129,950

Leasehold

Flat 37 Waverley Court Verulam Place, St. Leonards-On-Sea, TN37 6QR











£129,950



1 Bedrooms



2 Receptions







PROPERTY DETAILS

POTENTIAL FOR SECOND BEDROOM

Situated in a peaceful, rear-facing position within a well-maintained development for residents aged 55 and over, this bright and spacious second-floor apartment offers both comfort and convenience in an ideal seafront location.

The apartment opens into a welcoming entrance hall, which leads through to a stylish, recently refurbished shower room, a generous double bedroom with leafy green views, and excellent built-in storage. The heart of the home is a spacious lounge/diner, offering a light-filled living space ideal for both relaxing and entertaining. Adjoining this is a versatile second reception room, perfect as a study, hobby room, or easily converted into a second bedroom if desired simply by putting up a

The contemporary kitchen has been recently renovated to a high standard, complete with modern appliances and a bright, practical layout.

Apartments of this particular layout are rarely available within the building, making this a unique opportunity for those seeking space, flexibility, and a quiet outlook.

The development is professionally managed and includes the benefit of an on-site manager to assist residents. Communal facilities are a real highlight and include a beautifully maintained residents' lounge with far-reaching sea views from the top floor — the perfect place to socialise or relax. Gated residents parking is also available.

Within easy reach of local bus routes and the mainline station, this apartment offers a wonderful lifestyle opportunity in a highly desirable location.

Please contact sole agents, Just Property, to arrange access.



ROOM DIMENSIONS

Communal Entrance

Stairs/Lift To Second Floor

Front Door

Entrance Hall

Lounge/Diner 18'0" x 10'0" (5.51m x 3.05m)

Kitchen 8'10" x 6'0" (2.70m x 1.83m)

Reception Room/Potential Second Bedroom 13'8" x 7'1" (4.18m x 2.18m)

14'2" x 9'0" (4.34m x 2.76m)

Shower Room

Bedroom

Secure Residents Parking

Communal Lounge

FEATURES

- · One/Two Bedroom Second Floor Apartment
- Catered To Over 55s
- Ideal Seafront Location Nearby Transport Links & Local Amenities
- Communal Lounge With Sea Views
- Managed Building
- Lift In Building
- Secure Residents Parking
- Long Lease Circa 153 Years Remaining
- Service Charge £334 Per Month
- · Council Tax Band C





