



ESTATE AGENTS

**56 Waverley Court, Verulam Place, St. Leonards-On-Sea, TN37 6QR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £150,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOMED TOP FLOOR APARTMENT catered and managed for the OVER 55's. The apartment enjoys communal facilities including a residents lounge, PARKING and a bookable guest room. The property has gas fired central heating, double glazed windows and is offered to the market CHAIN FREE.

Located almost directly opposite Hastings Pier, just a short walk into Hastings town centre and central St Leonards with their range of amenities on offer.

This is an ideal opportunity for somebody over the age of 55 to purchase a RETIREMENT APARTMENT in the seafront. Please call the owners agents now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to;

#### **COMMUNAL ENTRANCE HALL**

Stairs and lift to the top floor, private front door to;

#### **ENTRANCE HALL**

Lifeline pull cord, wall mounted entry phone system, radiator, airing cupboard, further large storage cupboard, door opening to;

#### **DOUBLE ASPECT LOUNGE-DINING ROOM**

18'2 x 10'3 (5.54m x 3.12m)

Double aspect with double glazed tilt and turn windows to rear and side, television point, lifeline pull cord, two radiators, ample space for dining table, sliding doors to;

#### **KITCHEN**

8'1 x 6' (2.46m x 1.83m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashback, four ring electric hob with extractor over, waist level oven, space for under counter fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, double glazed tilt and turn window to side aspect.

#### **BEDROOM ONE**

11'9 x 8'8 (3.58m x 2.64m)

Radiator, lifeline pull cord, built in wardrobes, double glazed tilt and turn window to side aspect.

#### **BEDROOM TWO**

11'3 x 6'7 (3.43m x 2.01m)

Radiator, lifeline pull cord, double glazed tilt and turn window to side aspect.

#### **SHOWER ROOM**

Modern suite comprising a large walk in shower enclosure with aquaboard walls and chrome shower fittings, concealed cistern dual flush low level wc with vanity wash hand basin to the side, storage set beneath and with mixer tap, ladder style heated towel rail, wood effect laminate flooring, lifeline pull cord, extractor for ventilation.

#### **TENURE**

We have been advised of the following by the vendor;

Lease: Approximately 155 yrs approx. remaining

Maintenance: £3715.08 approximately per annum including TV licence, heating and Ground Rent.

Council Tax Band: C





TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.