



ESTATE AGENTS

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**Price £110,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE BEDROOM SECOND FLOOR PURPOSE BUILT MANAGED APARTMENT located directly adjacent to St Leonards seafront, the flat itself enjoying PANORAMIC SEA VIEWS.

Conveniently positioned within walking distance to Hastings Town Centre and central St Leonards with their vast ranges of amenities. The apartment offers well proportioned accommodation comprising entrance hall, OPEN PLAN LOUNGE/DINING ROOM, kitchen, good size double bedroom and a shower room.

The building also has COMMUNAL FACILITIES including a residents lounge and bookable guest room. The building is catered only to the OVER 55'S and is considered ideal for anyone looking to downsize or enter retirement.

Please call the owners agents now to book your appointment to view.

#### **COMMUNAL FRONT DOOR**

Opening to:

#### **COMMUNAL ENTRANCE HALL**

Stairs and lift rising to second floor. Private front door to:

#### **PRIVATE ENTRANCE HALL**

Radiator, wall mounted lifeline pull cord, wall mounted entryphone system, large storage cupboard housing immersion heater.

#### **OPEN PLAN LOUNGE/DINING ROOM**

20' max x 9'8 (6.10m max x 2.95m)

Wood laminate flooring, ceiling light with fan, television point, telephone point, double glazed apex window to front aspect allowing for outstanding views over St Leonards seafront with direct pier and sea views. Sliding doors opening to Kitchen. Double glazed door opening to:

#### **BALCONY**

Metal balustrades, space for bistro style table and chairs to sit out and enjoy those glorious views over St Leonards seafront. Views can be seen down to Hastings Harbour Arm in a easterly direction and westerly views towards Beachy Head.

#### **KITCHEN**

8'3 x 5'7 (2.51m x 1.70m)

Fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, four ring electric hob with extractor over, inset drainer sink unit, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tile effect laminate flooring, double glazed tilt and turn window to the front aspect with the glorious views.

#### **BEDROOM**

14'2 x 9'2 max (4.32m x 2.79m max)

Television point, radiator, built in double wardrobe, lifeline pull cord, double glazed apex window to front aspect affording the aforementioned views.

#### **SHOWER ROOM**

Walk in shower enclosure, basin, low level wc, radiator, tiled walls, lifeline pull cord, extractor for ventilation.

#### **TENURE**

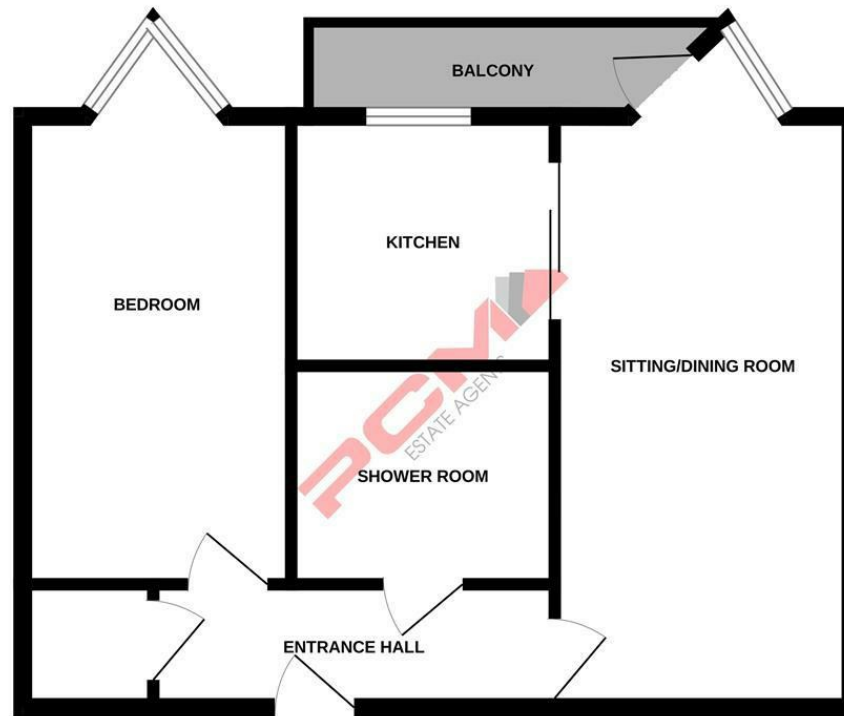
We have been advised by the vendor of the following:

LEASE - Approximately 99 years remaining from 1991 (67 years)

MAINTENANCE - £3000 per annum (£250 per month). This amount includes service charge, buildings insurance, water and heating.



# GROUND FLOOR



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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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.

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>			
(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		