



**4 Waverley Court Verulam Place,
St. Leonards-On-Sea, TN37 6QR
£100,000 Leasehold**

GUIDE PRICE £100,000 - £120,000

Nestled in the charming area of Verulam Place, St. Leonards-On-Sea, this delightful ground-floor flat is designed specifically for residents aged 55 and over, offering a perfect blend of comfort and convenience in a stunning seafront setting. Upon entering, you are greeted by a welcoming entrance hall that leads to a shower room, a generous double bedroom and excellent built-in storage, ensuring both practicality and tranquillity. The heart of this home is undoubtedly the spacious lounge/diner, which is bathed in natural light, creating an inviting atmosphere ideal for both relaxation and entertaining guests. The contemporary kitchen has been recently renovated to a high standard, featuring modern appliances and a bright, practical layout that will delight any cooking enthusiast. This particular layout is rarely available within the building, making it a unique opportunity for those seeking space and a peaceful outlook. The development is professionally managed, ensuring a high standard of living, and includes the added benefit of an on-site manager to assist residents. Communal facilities are a standout feature, with a beautifully maintained residents' lounge offering far-reaching sea views from the top floor, creating an ideal space for socialising or unwinding. With local bus routes and the mainline station within easy reach, this apartment presents a wonderful lifestyle opportunity in a highly desirable location. Whether you are looking to downsize or simply seeking a serene retreat by the sea, this property is not to be missed.

