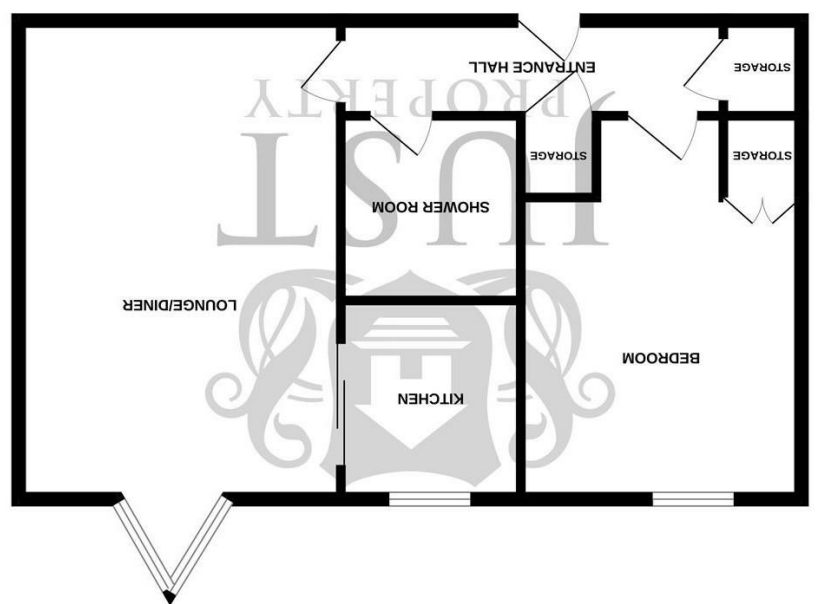


These plans have been made to the best of our knowledge and belief. The company does not warrant or guarantee the accuracy of the information contained in these plans. The company does not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of these plans. The company does not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of these plans.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	74
Potential	79



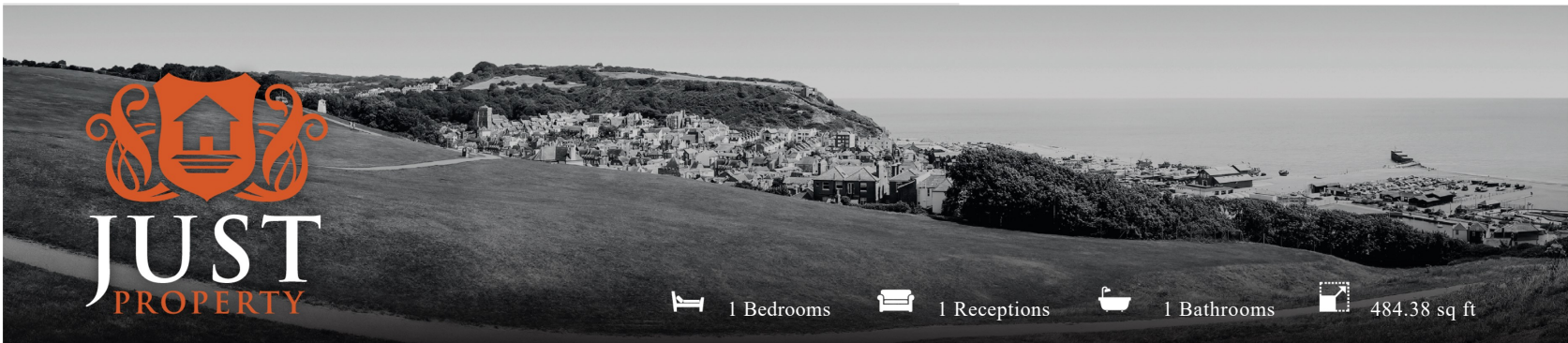
GROUND FLOOR



Flat 7 Waverley Court, Verulam Place, St. Leonards-On-Sea, TN37 6QR

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



1 Bedrooms   1 Receptions   1 Bathrooms   484.38 sq ft

Leasehold

# £110,000

Flat 7 Waverley Court, Verulam Place, St. Leonards-On-Sea, TN37 6QR





Leasehold

£110,000

1 Bedrooms 1 Receptions 1 Bathrooms 484.38 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

Situated directly on the Hastings seafront, this delightful one-bedroom retirement flat offers a rare opportunity to enjoy peaceful coastal living in a well-managed, purpose-built development. Located within the highly regarded Waverley Court, this ground floor apartment is just moments from the town centre, local shops, cafés, essential amenities, and excellent public transport links.

Exclusively available to residents aged 55 and over, the property is ideal for those looking to enjoy a secure, independent lifestyle with the benefit of a welcoming community. Residents have access to a beautifully presented communal lounge located on the top floor, providing stunning panoramic sea views — the perfect space to relax or socialise with neighbours and guests.

The apartment itself is bright and spacious, offering a generous lounge/diner with large windows that flood the space with natural light. A modern fitted kitchen is thoughtfully designed to maximise both functionality and storage. The double bedroom is well-sized and includes built-in wardrobes, while the shower room is practical and easy to maintain. Being on the ground floor, the apartment also benefits from level access throughout, ideal for retirement living.

Additional features include secure resident-only parking, lift access to all floors and well-maintained communal areas.

This is a fantastic opportunity to secure a retirement property in one of Hastings' most sought-after seafront locations. Combining convenience, community and security, Waverley Court continues to be a popular choice.

NB: We have been advised that a new lease will be issued on completion.



## ROOM DIMENSIONS

Communal Entrance

Front Door

Entrance Hall

Storage

Bedroom

13'7" x 9'2" (4.16m x 2.80m)

Shower Room

Lounge/Diner

21'5" x 9'10" (6.54m x 3.00m)

Kitchen

8'11" x 6'2" (2.73m x 1.89m)

Communal Lounge

## FEATURES

- CHAIN FREE
- Purpose Built Managed Block for the Over 55's
- Excellent Location Nearby Seafront & Local Amenities
- One Double Bedroom
- Parking Available
- Ground Floor Apartment
- Communal Lounge With Sea Views & Balcony
- Modern Fitted Kitchen
- New Lease on Completion
- Council Tax Band A

