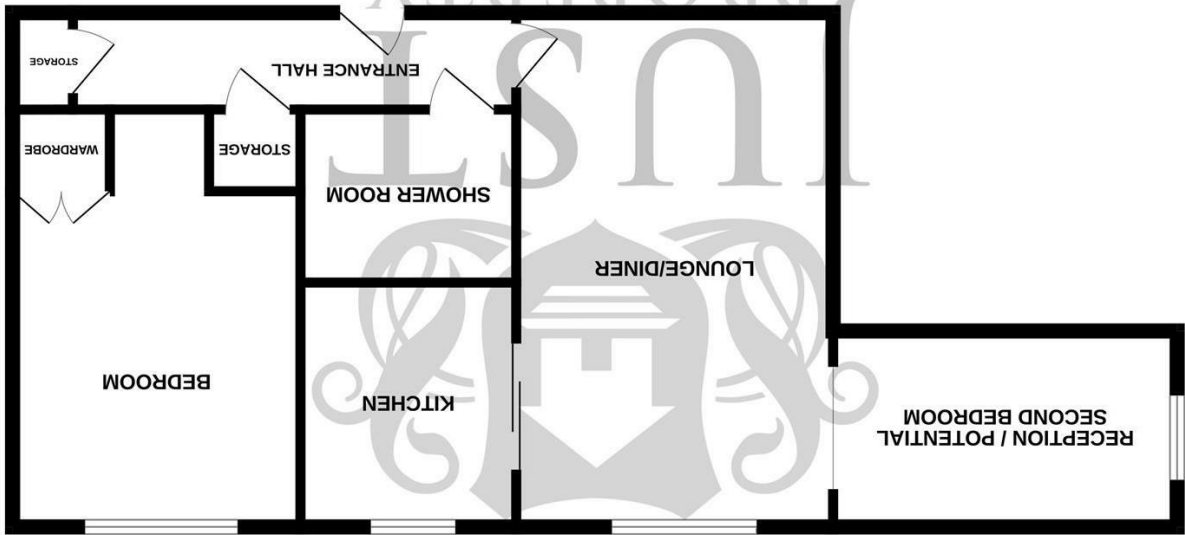




| England & Wales                             |    |           |
|---------------------------------------------|----|-----------|
| EU Directive 2002/91/EC                     |    |           |
| Very energy efficient - lower running costs | A  | (92 plus) |
|                                             | B  | (81-91)   |
|                                             | C  | (69-80)   |
|                                             | D  | (55-68)   |
|                                             | E  | (39-54)   |
|                                             | F  | (21-38)   |
|                                             | G  | (1-20)    |
| Not energy efficient - higher running costs |    |           |
| Current                                     | 77 | Potential |
| Energy Efficiency Rating                    |    |           |



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.

Made with Metropix ©2025

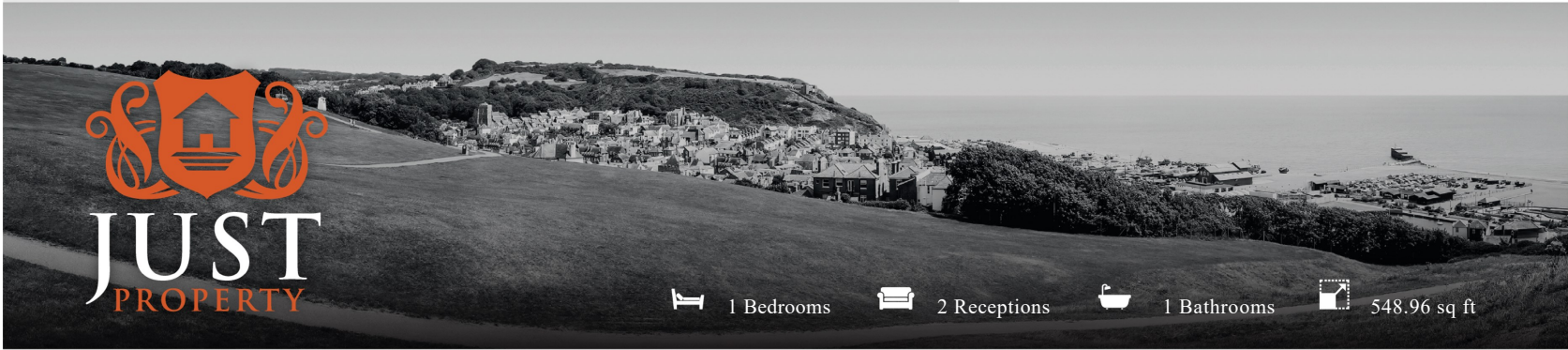
SECOND FLOOR



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

## FLOORPLANS

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



1 Bedrooms 2 Receptions 1 Bathrooms 548.96 sq ft

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

Leasehold

£129,950





Leasehold

£129,950

1 Bedrooms 2 Receptions 1 Bathrooms 548.96 sq ft

## 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 stud wall.

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)

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

Shower Room

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.