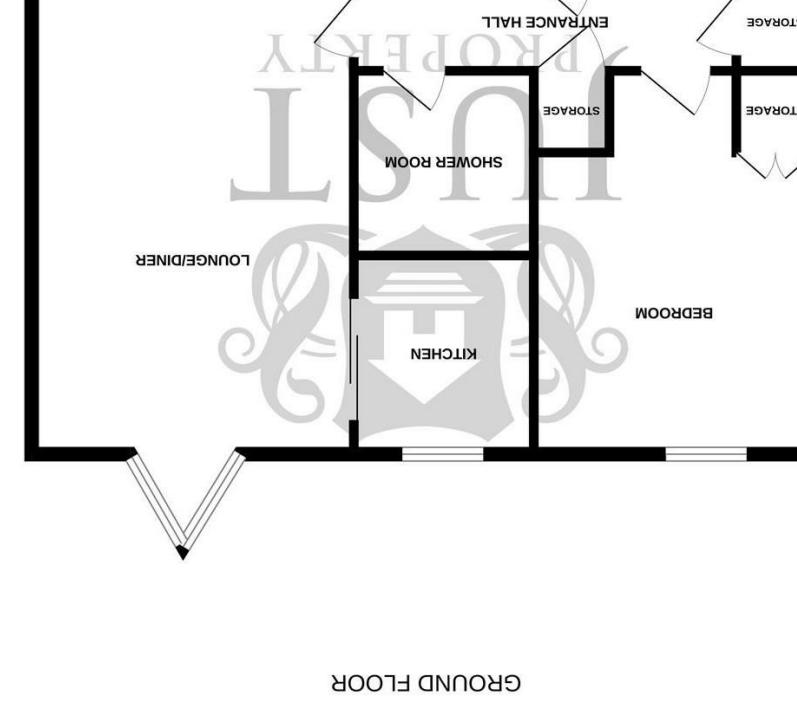
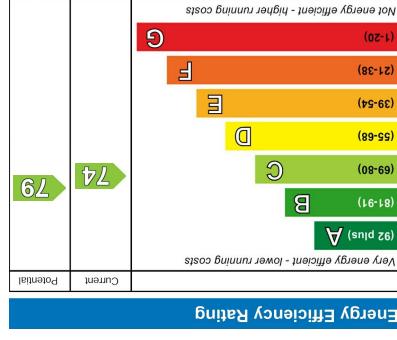


as to the accuracy of the information given.

Properties purchased. The seller, lessors and agents claim lease and no guarantee

of any description, condition or representation made in respect of the property or its contents or fixtures and fittings. Any areas, measurements or distances referred to in these particulars are given as a general guide only and must not be relied upon for any financial calculations.

Whilst every care has been made to ensure the accuracy of the description contained in these particulars



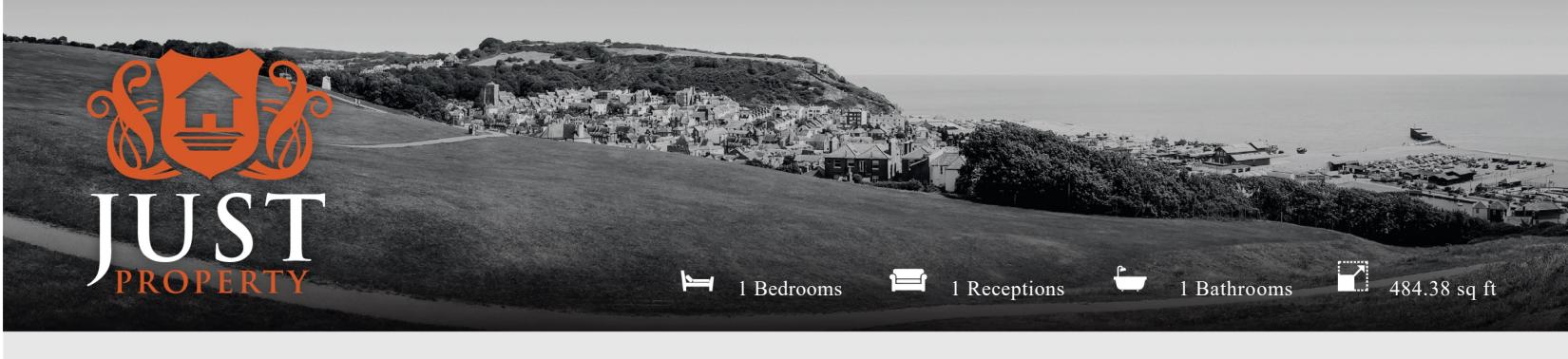
GROUND FLOOR



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

## FLOORPLANS

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



£114,950

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





Leasehold

£114,950



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. Early viewing is strongly recommended.

## 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 Near Seafront & Local Amenities
- One Double Bedroom
- Parking Available
- Ground Floor Apartment
- Communal Lounge With Sea Views & Balcony
- Modern Fitted Kitchen
- Service Charge £334 Per Month
- Council Tax Band A

