



ESTATE AGENTS

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Offers In Excess Of £100,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this SUPERBLY PRESENTED, ONE BEDROOMED SECOND FLOOR APARTMENT situated on the SEAFRONT in this PURPOSE BUILT managed block, restricted to the OVER 55's, and located at the rear of the building.

Located within reach of the promenade, the pier and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

The property enjoys benefits including gas central heating, double glazing, MODERN KITCHEN and WET ROOM with wc and use of COMMUNAL FACILITIES such as residents lounge, secure communal PARKING and a bookable guest room at a nightly charge.

Early viewing is considered essential for those seeking a MANAGED APARTMENT in this highly sought after and convenient location. Call now to book your immediate viewing to avoid disappointment.

FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Radiator, entry phone receiver, built in cupboards, airing cupboard with hot water cylinder, electricity fuse board.

LOUNGE

18'1" x 9'5" (5.51 x 2.87)

Double glazed window to rear aspect, radiators, return door to hallway, sliding door to;

KITCHEN

8'1" x 6'0" (2.46 x 1.83)

Double glazed window to rear aspect, part tiled walls, stainless steel inset sink, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, cooker hood over inset four ring ceramic hob, single electric oven, plumbing for washing machine, cooker point and florescent light.

BEDROOM

13'9" max x 9'0" (4.19 max x 2.74)

Double glazed window to rear aspect, built in wardrobe, radiator.

SHOWER ROOM/ WET ROOM

Tiled walls, tiled walk in shower area, pedestal wash hand basin, low level wc with concealed cistern, extractor fan, radiator.

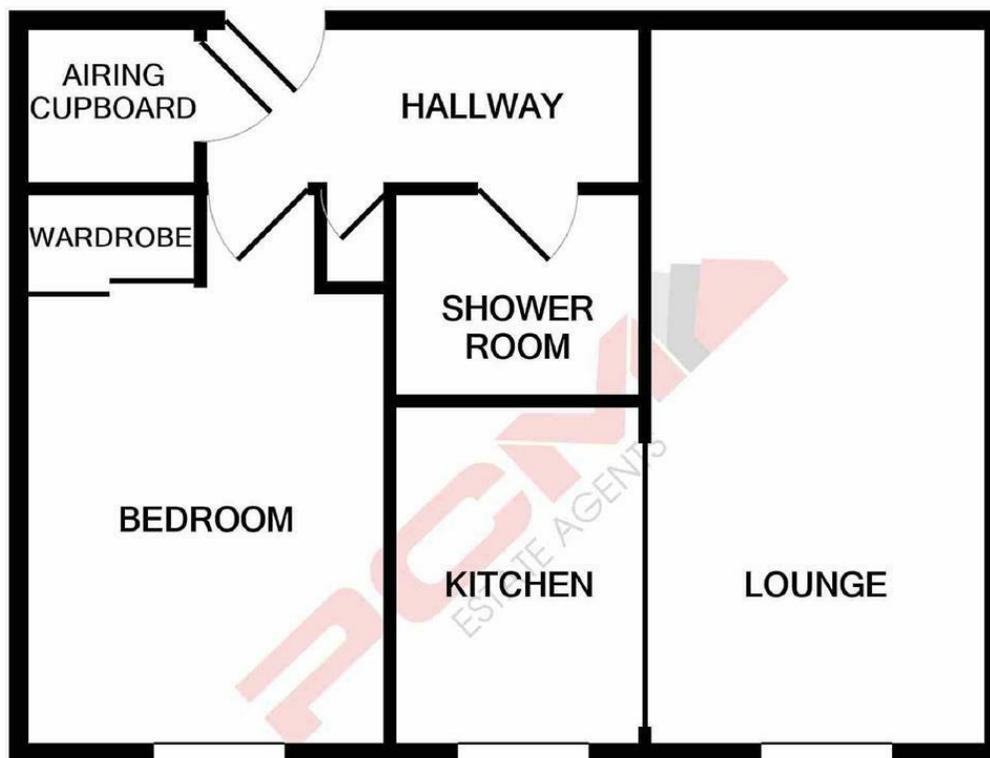
TENURE

We have been advised by the owner of the following;

Lease: 153 years approximately

Maintenance & Ground Rent: £224.53 per month





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	

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.