



ESTATE AGENTS

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

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Tel: 01424 839111

Price £195,000

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this FIRST FLOOR TWO BEDROOM RETIREMENT FLAT located directly on Hastings seafront, providing views out towards the sea and Hastings Pier. This property is available to residents over the age of 55.

The property is bright and spacious, featuring a GOOD SIZE LOINGE-DINER with VIEWS out toward the sea and a PRIVATE BALCONY, kitchen, SHOWER ROOM and TWO BEDROOMS also benefitting from the aforementioned views. The property also has the additional benefit of RESIDENTS ONLY PARKING, LIFT ACCESS to all floors, COMMUNAL LOUNGE and well-maintained communal areas.

Please call the owners agents now to book your appointment and avoid disappointment.

COMMUNAL ENTRANCE

Stair and lift access to the first floor, private front door to:

ENTRANCE HALLWAY

Entry phone system, wall mounted thermostat, emergency pull cord, two storage cupboards -one of which housing the hot water cylinder and the other being a large cupboard with shelving, perfect for coats, shoes and additional storage. Door opening to:

LOUNGE-DINER

18' x 10'3 (5.49m x 3.12m)

Television point, wall mounted thermostat, emergency pull cord, radiator, double glazed window to front aspect with electric blinds, providing stunning views out to the sea, promenade and Hastings Pier, double glazed door with electric blind opening to:

BALCONY

Providing space for outdoor seating, stunning views toward the sea, promenade and Hastings Pier.

KITCHEN

8'15'9 (2.44m'2.74m)

Fitted with a range of eye and base level units, four ring electric induction hob with extractor above, eye level electric oven, stainless steel sink with mixer tap,

space for under counter fridge, integrated freezer, space and plumbing for washing machine.

BEDROOM

11'7 x 8'6 (3.53m x 2.59m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed windows with electric blinds, providing stunning views out to the sea and of Hastings Pier.

BEDROOM

10'3 x 6'5 (3.12m x 1.96m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect with electric blind providing stunning views out to the sea and Hastings Pier.

SHOWER ROOM

Newly fitted with shower cubicle having main pressure shower with waterfall shower head, low level dual flush wc, wash hand basin with mixer tap and storage below, vanity mirror over, chrome style towel rail, extractor fan, aquaborded walls.

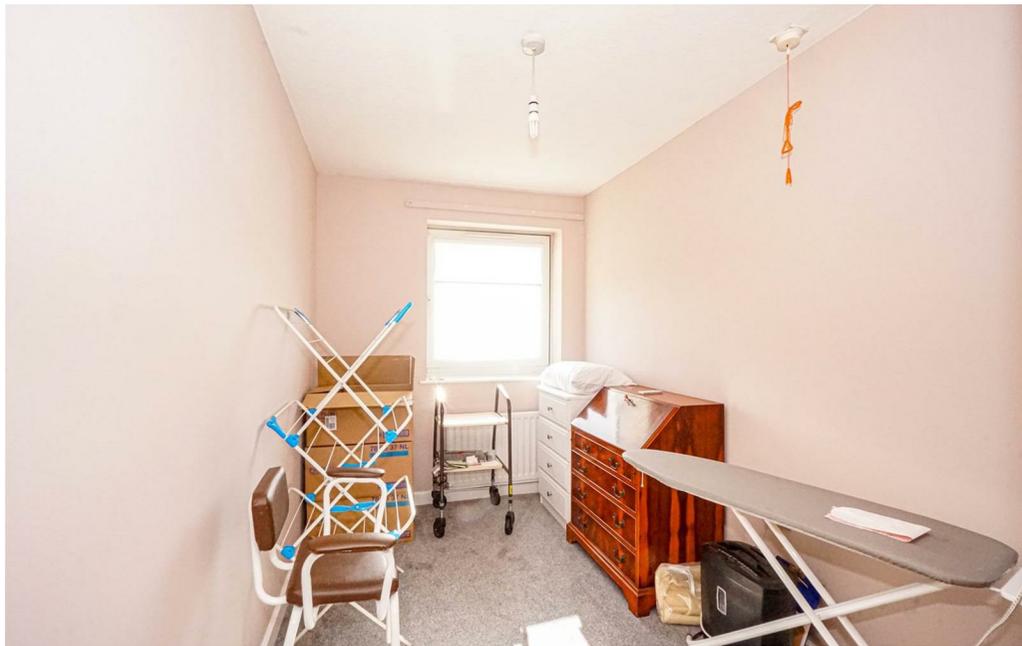
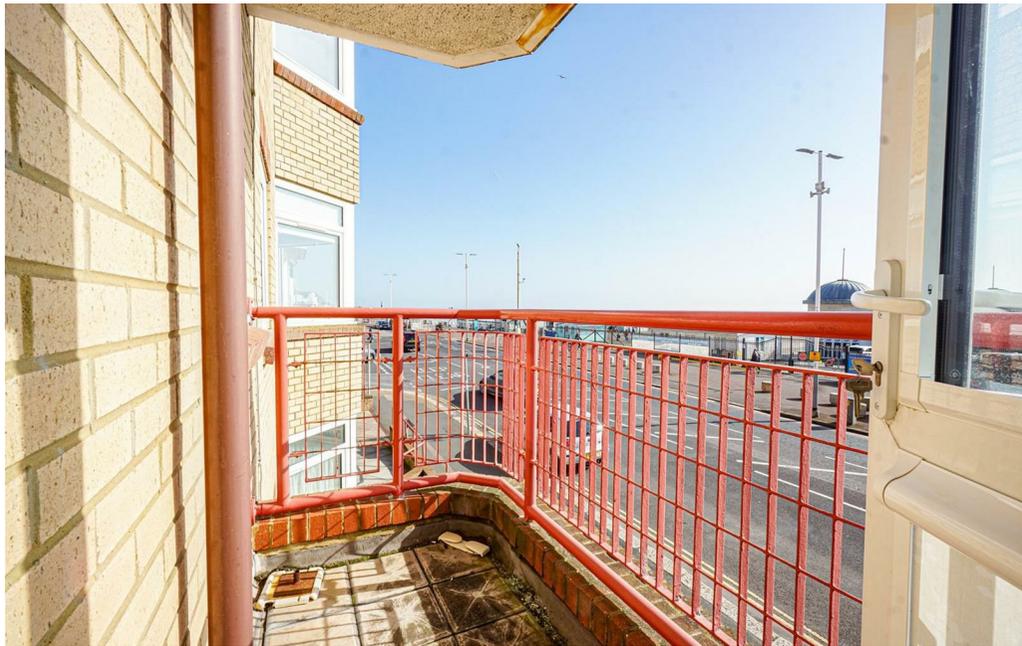
TENURE

We have been advised of the following by the vendor:

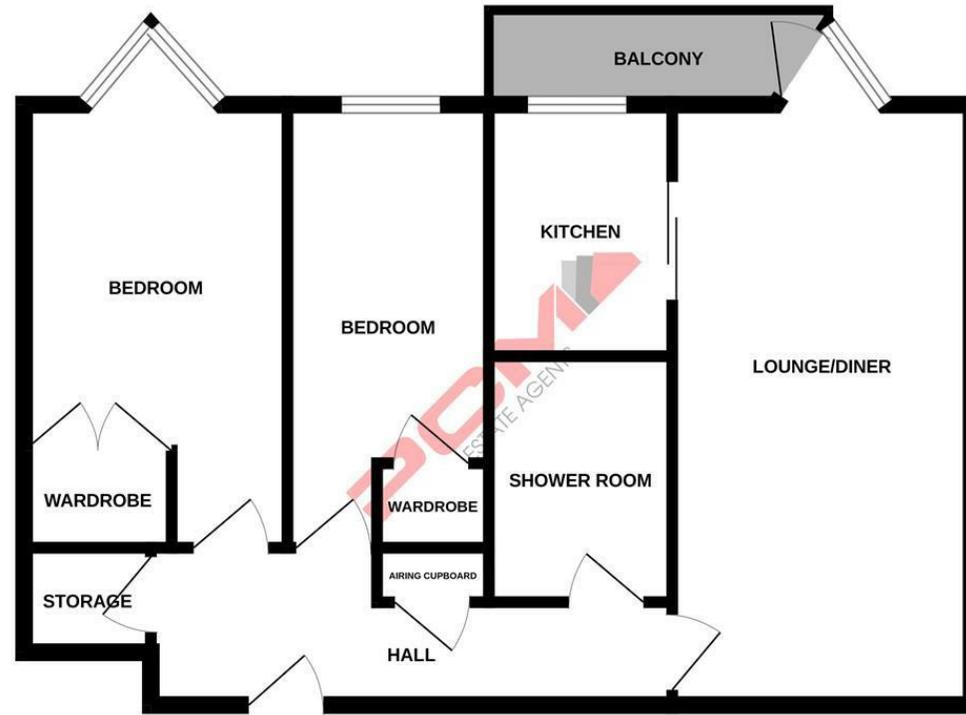
Lease: Approximately 152 years remaining.

Service Charge: Approximately £3715.08 per annum.

Council Tax Band: D



GROUND FLOOR



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.
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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.

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			
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			
England & Wales	EU Directive 2002/91/EC		