



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

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £100,000

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this GROUND FLOOR ONE BEDROOM RETIREMENT FLAT, situated 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 benefitting from a GOOD SIZED LOUNGE-DINER with VIEWS out towards the sea, a MODERN FITTED KITCHEN and WALK IN SHOWER, as well as boasting a GOOD SIZED DOUBLE BEDROOM with views out to the sea. The property also has the additional benefit of residents only parking, lift access to all floors, communal lounge and a well-maintained communal area.

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

COMMUNAL ENTRANCE

With entry phone system providing access to the ground floor, private front door to:

ENTRANCE HALL

Entry phone system, lifeline pull cord, large storage cupboard housing the hot water tank with shelving above, storage cupboard providing ample storage, door opening to:

LOUNGE

18' x 9'10 (5.49m x 3.00m)

Wall mounted thermostat, radiator, V shaped double glazed window to front aspect providing outlook towards the sea and Hastings Pier, television point, lifeline pull cord, sliding doors opening to:

KITCHEN

6' x 8'1 (1.83m x 2.46m)

Fitted with a range of eye and base level units, large inset sink with mixer tap, four ring electric induction stove with extractor above, part tiled walls, integrated fridge with electric Neff oven above, space for freestanding under counter freezer, space and plumbing for washing machine.

BEDROOM

11'9 x 9'1 (3.58m x 2.77m)

Built in wardrobe with hanging and shelving space above, lifeline pull cord, television point, radiator, double glazed window to front aspect providing a lovely outlook onto Hastings Pier and the sea.

SHOWER ROOM

Large double walk in shower having mixer tap and shower head above, extractor fan, tiled walls, low level dual flush wc, sink with storage below and vanity mirror above, chrome style heated towel rail, lifeline pull cord.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 63 Years remaining.

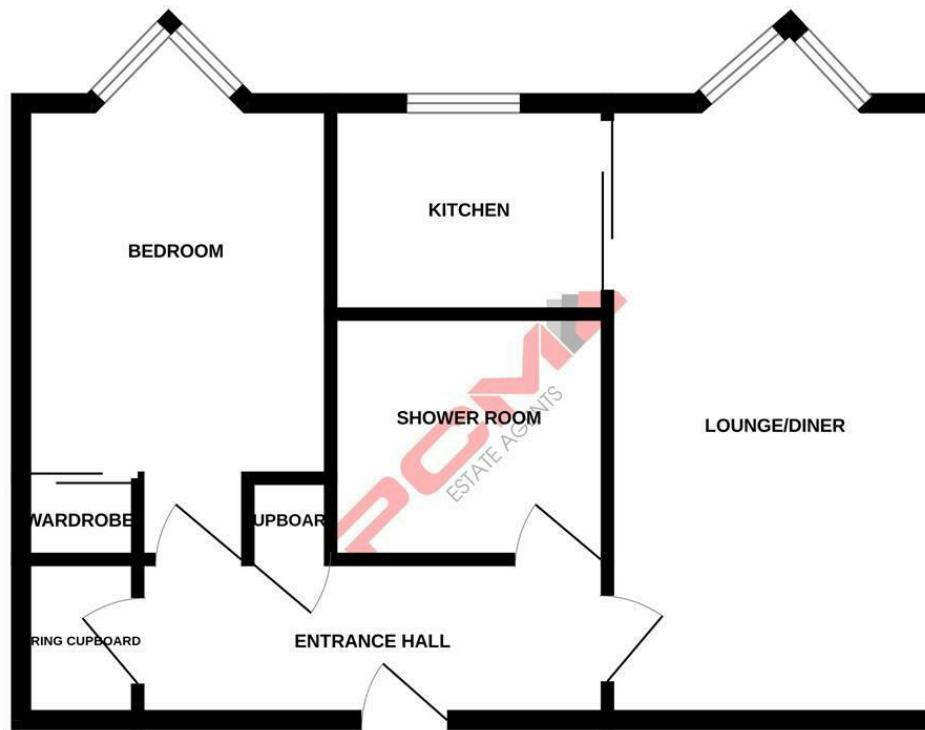
Service Charge: Approximately £4019 per annum

Ground Rent: TBC

Council Tax Band: C



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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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	

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.