



Wilbury Road, Hove



Guide Price
£230,000
Leasehold

- ONE BEDROOM RETIRMENT FLAT (OVER 55'S)
- COMMUNAL RESIDENTS LOUNGE'S
- GROUND FLOOR FLAT
- NO ONWARD CHAIN
- COMMUNAL GARDENS & ROOF TERRACE

GUIDE PRICE £230,000 - £240,000

Robert Luff & Co are delighted to bring to market this spacious one bedroom, ground floor, retirement flat (over 55's) located at the rear of the sought after Harewood Court. Facilities at this Art-Deco styled development include a hairdressers and two comfortable and tranquil residents' lounges and library which not only provide a wonderful social focal point but also accommodates monthly entertainment functions and weekly coffee mornings/fish and chip lunches. Well manicured gardens and a roof terrace can also be enjoyed by the residents and there is a duty manager in place to ensure the smooth running of the building.

Harewood Court is positioned at the bottom of Wilbury Road in Hove, moments from Church Road where you can find a wide variety of shopping facilities, coffee shops, pubs and restaurants as well as providing bus services in and out of the City centre, with Hove seafront also being within close proximity.

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Accommodation

Entrance

Lounge / Diner 14'11" x 10'3" (4.55m x 3.14m)
Carpet flooring, wall mounted radiators, cornicing, fireplace

Kitchen 9'0" x 7'9" (2.75 x 2.38)
Vinyl flooring, a mix of wall and base units with space for appliances. Integrated hob & oven, extractor

Bedroom 14'11" x 9'4" (4.55 x 2.85)
Carpet flooring, wall mounted radiators, cornicing

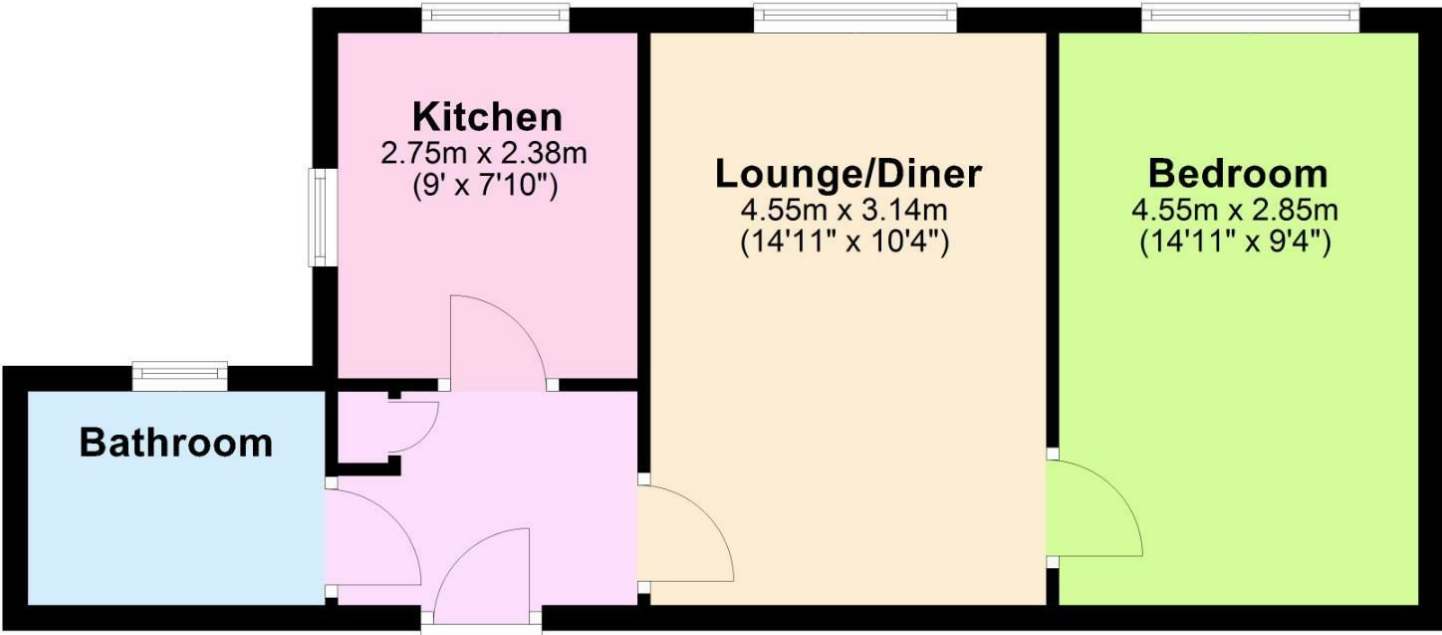
Bathroom
Vinyl flooring, WC, sink, bath with overhead shower, wall mounted radiator, window, extractor fan

Agents Notes
Tenure: Leasehold, Approx. 101 Years Remaining
Service Charge: £3076.68 Per Annum Including Reserve Fund Contribution
Ground Rent: £100 Per Annum
EPC: D
Council Tax Band: B

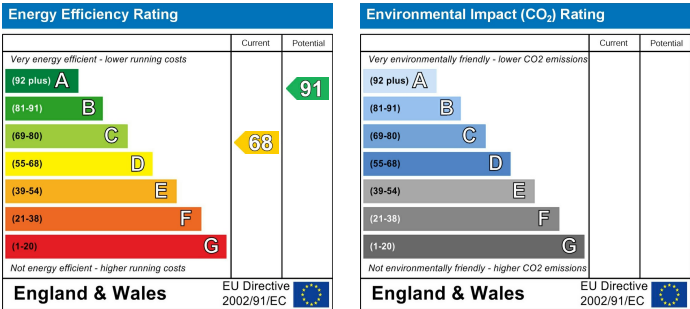


Floor Plan

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 43.2 sq. metres (464.8 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.