



Offers Over  
£185,000  
Leasehold

## Holland Road, Hove

- TWO DOUBLE BEDROOM RETIREMENT FLAT
- 98 YEAR LEASE
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- COMMUNAL RESIDENTS LOUNGE
- CLOSE PROXIMITY TO MEDICAL CENTRE & PHARMACY
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- WARDEN ASSISTED
- DOUBLE GLAZING THROUGHOUT

Robert Luff & Co are delighted to bring to market this spacious two double bedroom retirement flat, located in central Hove. Holland Road benefits from being just moments from both the seafront, shops & cafés of Church Road & Western Road and St Anns Well Gardens. Hove train station is also close at hand, with convenient mainline links to London and there is a bus stop outside providing easy access to all areas of the City.

Built by McCarthy & Stone, Amber Court comprises self-contained retirement flats for the over 60s in a highly sought after area of Hove. The communal areas include an inviting residents' lounge, laundry facilities, overnight accommodation for guests, a lift to all floors and patio rear garden. A House manager is on site Monday-Friday and Careline pull cords are throughout.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Kitchen 9 x 5'8 (2.74m x 1.73m)

Lounge/Diner 14'9 x 10'8 (4.50m x 3.25m)

Bedroom One 13'10 x 9'3 (4.22m x 2.82m)

Bedroom Two 13'10 x 9'2 (4.22m x 2.79m)

Shower Room

### Agents Notes

Lease - 98 Years Remaining

SC: £3920 PA - Includes Water, Use of Laundry Room,  
On site warden & Residents safety pull system.

GR: £580 PA

EPC: C

Council Tax: Band D

28 Blatchington Road, Hove, East Sussex, BN3 3YN

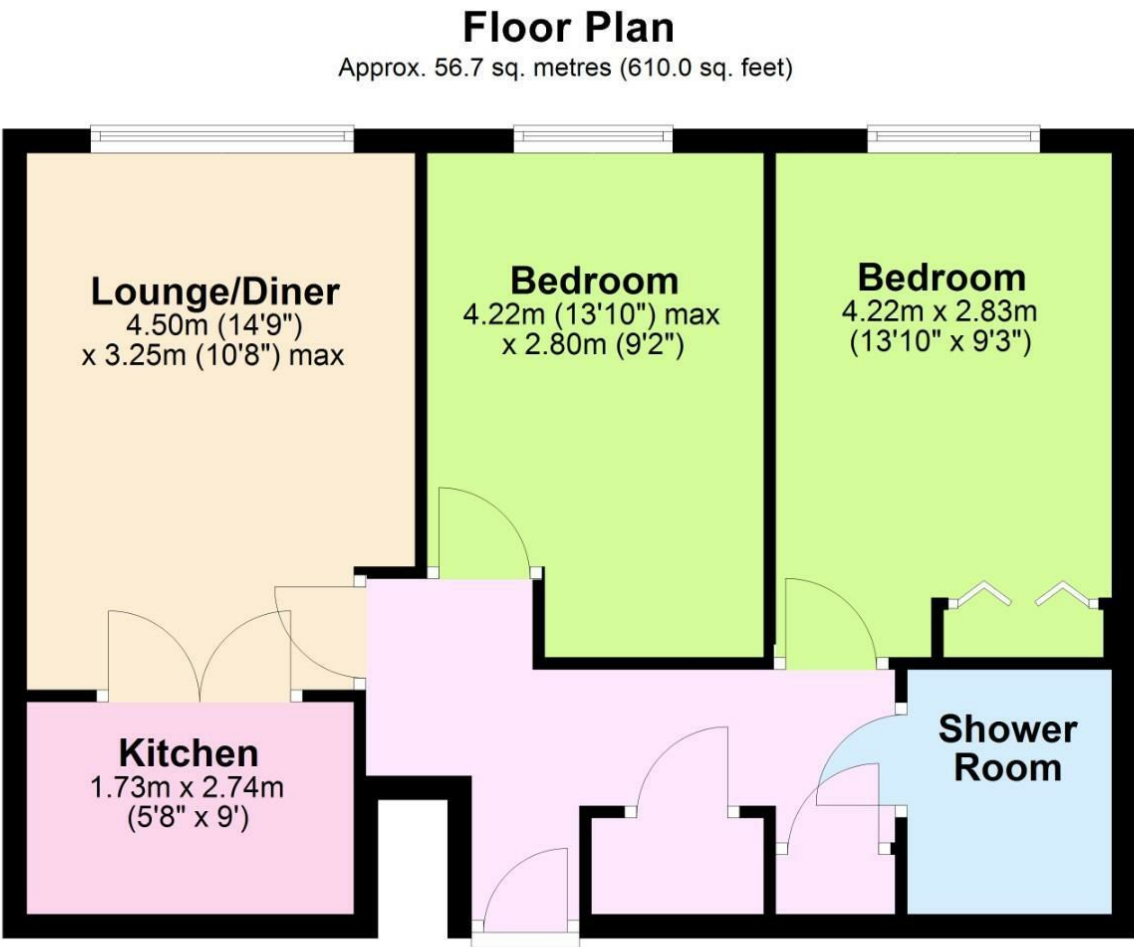
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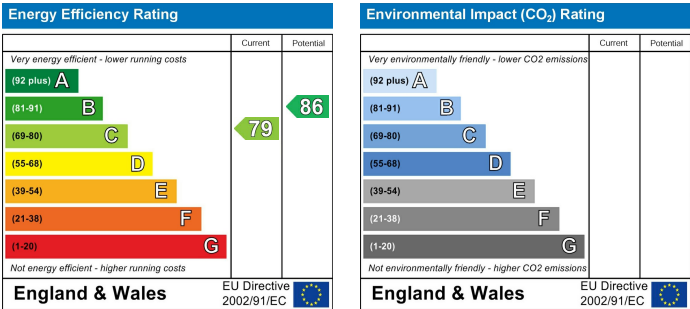




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Total area: approx. 56.7 sq. metres (610.0 sq. feet)



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