

Saxon Court, Kingsway Hove

HEALY & NEWSOM

EST. 1990















Saxon Court, Kingsway, Hove, BN3 4ND

£300,000

Welcome to Saxon Court, a delightful retirement apartment situated within the welcoming independent living community. This spacious first-floor apartment offers a comfortable living space with a generous living room that is bathed in natural light and has an east-facing window adorned with a flower box. The apartment features a well-proportioned double bedroom, complete with fitted wardrobes, providing ample storage for your belongings. The kitchen is also light, equipped with a range of fitted units and space for essential appliances that include a cooker, fridge-freezer and washing machine. The great size bathroom has been renovated in recent years to accommodate a walk in wet room, vanity unit and W.C.

There is a variety of excellent facilities designed to enhance your retirement experience. Residents can enjoy a communal lounge and dining room, where social gatherings can take place as well as an in-house catering team to assist with meal preparations if desired. There is a dedicated hobbies and activities room and a guest suite is available for visitors. Additionally, a laundry service is provided and 24-hour on-site staff are always available to ensure your comfort and security.

This lovely apartment benefits from gas central heating, with a new boiler installed in 2020, ensuring warmth and efficiency. The property is sold with no onward chain, making it an ideal choice for those looking to settle into a new home without delay.

Location

Saxon Court is located on the corner of Hove seafront and Saxon Road, this welcoming neighbourhood offers a delightful lifestyle with Wish Park moments away that has a delightful café. Richardson Road with it's local shops that include cafés, a butchers, organic greengrocers and beauty establishments, is 0.7 miles away. A more extensive selection of eateries, shops, bars and restaurants are located on Hove's main thoroughfare in Church Road and George Street and in Brighton city centre.

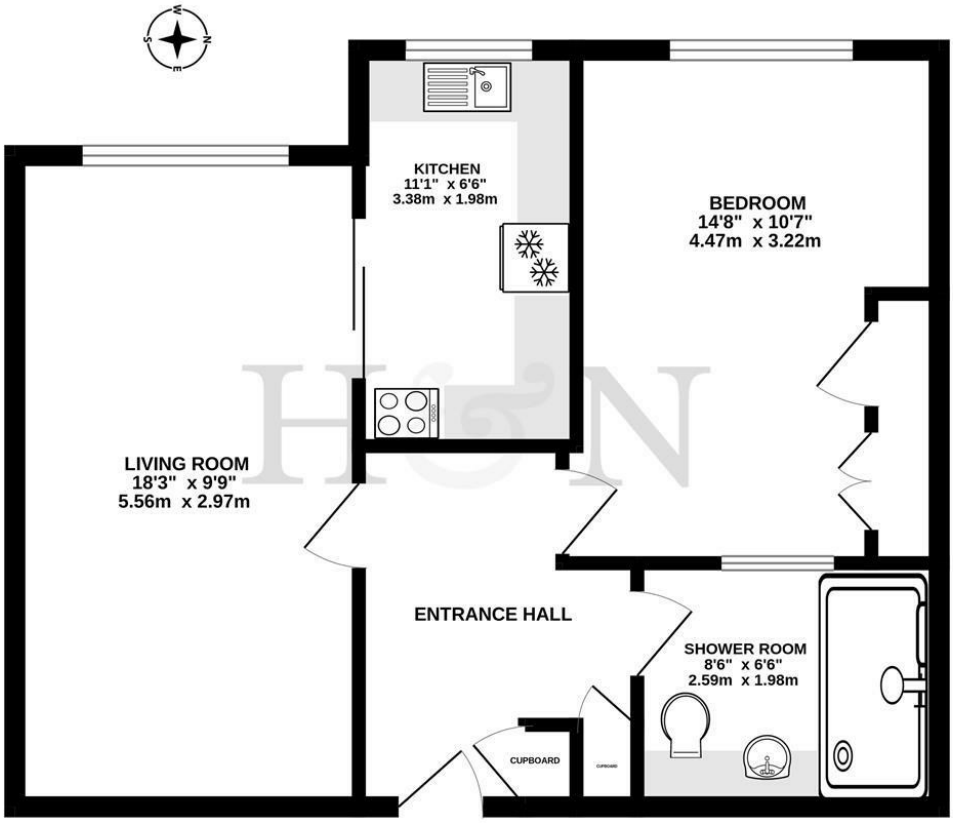
The district is well served with regular bus services providing easy access into the city centre and surrounding areas and in addition, Portslade mainline train station is just under a mile in distance.

Hove’s newest beach-park development is only a short distance along the sea front, this inclusive space features cafés, restaurants and terrace, there are also beautifully landscaped accessible gardens and Brighton & Hove Kingsway Bowling Club is also situated here.

Additional Information

(Outgoings as advised by our client)
Lease: 990 years remaining.
Service Charge: £851.89 per month. This includes water, weekly housekeeping assistance, window cleaning, lift services, buildings insurance and assistance cords in each room which is connected to 24 hour on-site staff.
No ground rent payable.
EPC Rating: C
Internal measurements: 517 Square feet / 48 Square metres
Council Tax Band: C
Parking: Free parking for residents and guests, located to the rear of the building.
Communal Garage also located in the car park for the use of residents.

FIRST FLOOR



TOTAL FLOOR AREA : 517sq.ft. (48.0 sq.m.) approx.

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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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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