

Flat 26, The Vineries Nizells Avenue

Hove, BN3 1PY

Guide price £240,000

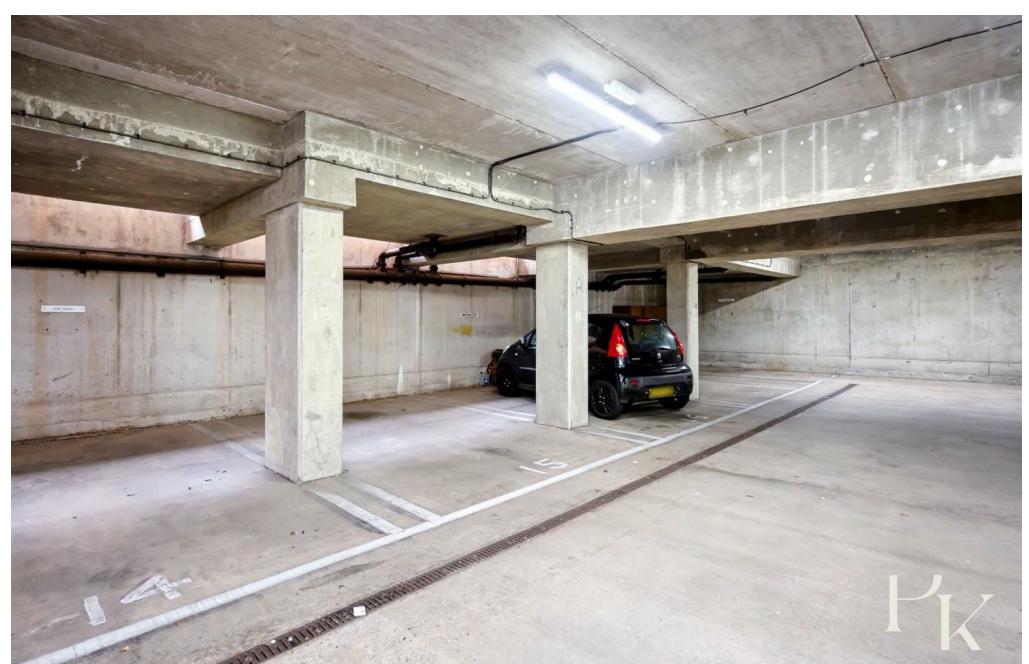
GUIDE PRICE £240,000 - £250,000

A well-presented one-bedroom, first floor retirement apartment (with lift access), ideally located next to the attractive St. Ann's Well Gardens in central Hove. This warden-assisted property also benefits from an underground secure allocated parking space.

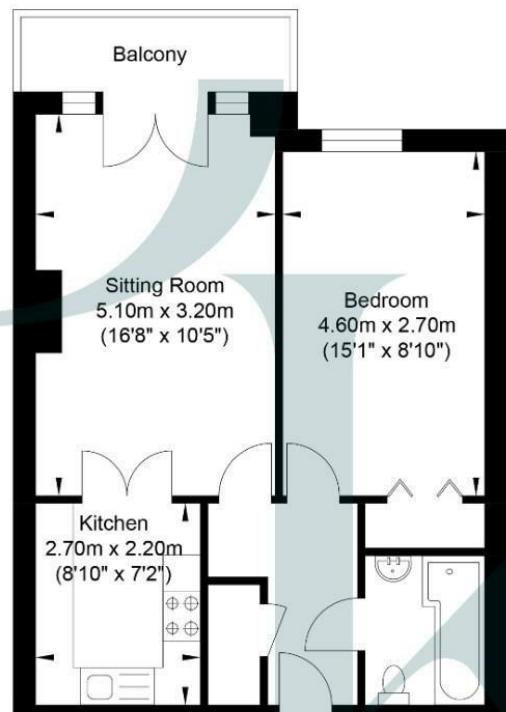
The apartment offers a generous 495 sq.ft. of accommodation, including a bright, west-facing lounge with access to a private balcony that overlooks the communal gardens and St. Ann's Well Gardens. The recessed kitchen is neatly designed, and the double bedroom provides ample space and comfort.

Residents benefit from a range of communal amenities including a lounge and conservatory, guest suite, beautifully maintained gardens, a full-time House Manager, and a 24-hour emergency call system.

The location is highly convenient, close to the green spaces of St. Ann's Well Gardens and within walking distance of Church Road, Western Road, and Seven Dials offering a wide choice of shops, cafes, and restaurants.



Nizells Avenue



First Floor
Approximate Floor Area
495.13 sq ft
(46.0 sq m)

Approximate Gross Internal Area = 46.0 sq m / 495.13 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

**Pearson
Keehan**