



Wilbury Road, Hove, Sussex BN3 3GL

Asking Price £225,000 Leasehold

OVER 55 AGE GROUP - Harewood Court is situated at the south end of Wilbury Road, close to the shops and restaurants of Church Road, and easily accessible to many bus services. Hove promenade and seafront is approximately a quarter of a mile away, and Hove railway station is within a mile of the building. Harewood Court is a purpose built development catering specifically for the over 55 age group, and offering independent living in a secure environment. It has a communal residents lounge and garden, passenger lifts, a weekday/daytime house manager, roof terraces, entry phone door security, and an active residents association. The apartment is on the 6th floor with westerly views.



ENTRANCE HALL

Built in cupboard housing water and gas meter. Additional small cupboard housing and electrical meter. Wall mounted thermostat. Doors leading to rooms.

KITCHEN

9'4" x 8'11" (2.85m x 2.73m)

Matching wall and base level units, part tiled splash back's. Wall mounted combination boiler. Dual aspect room with far-reaching rooftop and see views. Double doors leading onto balcony. Built in electric oven and hob space and space for washing machine.

LOUNGE

14'1" x 9'10" (4.3m x 3m)

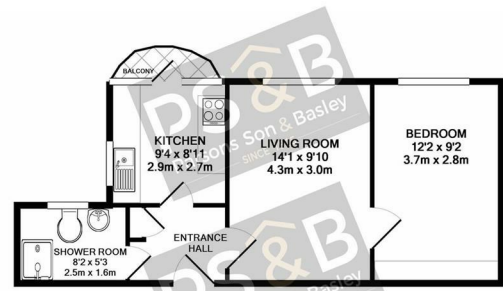
Double glazed window with far-reaching westerly sea and roof top views. Multiple power points, TV point, Telephone point and door entry system. Door leading to bedroom.

BEDROOM

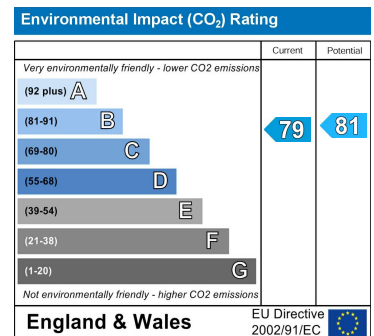
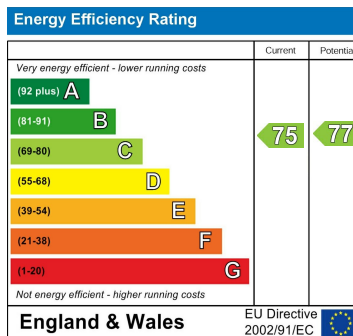
12'1" x 9'2" (3.7m x 2.8m)

Double glazed window with West facing far-reaching sea and rooftop views. Built in

wardrobe with sliding doors with a mix of shelving storage and hanging rails.



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent