



## 43 The Vineries Nizells Avenue

Hove, BN3 1PY

£250,000

A two bedroom, top floor, retirement flat offered for sale with immediate vacant possession and no onward chain.

The Vineries is a retirement development of 51 properties arranged over four floors specifically for residents aged 60 years and over. The house manager can be contacted from various points within each property in case of an emergency. In the absence of the house manager being off duty there is a 24 hour emergency care line response system. There is a communal lounge for the residents along with landscaped gardens

A top floor retirement flat situated in an extremely popular modern development in Hove within a short walk of the bustling Seven Dials where an array of cafes, shops and other amenities can be found and St Ann's Well Gardens offers recreational facilities. shared communal facilities to include the residents lounge, conservatory and landscaped gardens. Furthermore, there is a guest room with en-suite facilities, visitor parking and resident on site manager.

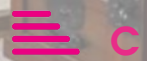
Accommodation comprises of an entrance hall with fitted storage and the added benefit of a separate WC/ cloakroom, two double bedrooms both with fitted wardrobes, lounge/dining room that enjoys rooftop views and has a separate recessed kitchen which offers a wealth of cupboard and drawer storage, inset four ring electric hob and oven beneath and extractor hood up over with standing space for appliances. The modern shower room/WC has a walk-in shower cubicle, wash basin and WC. Outside there are well maintained communal gardens as well as a secure visitors space.

- Council tax band D
- 67 years left on the lease
- Service charges £3718.34 include water charges ) ground rent £277.42

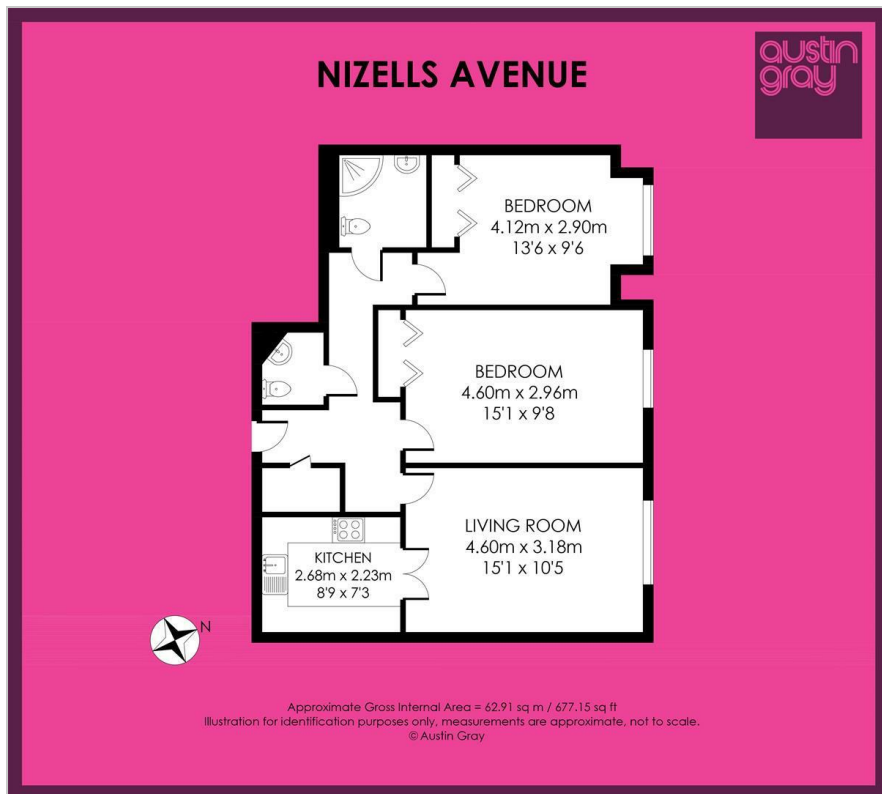
### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

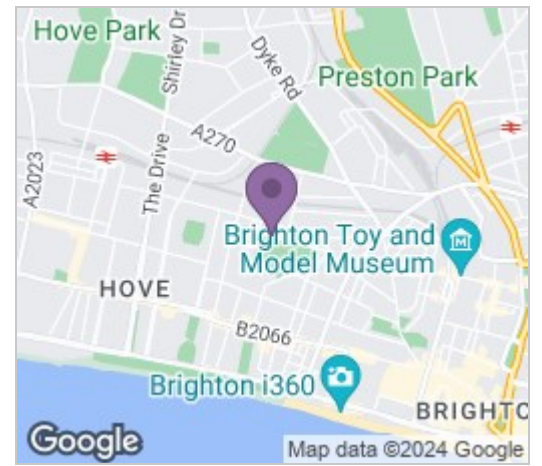
if you wish to arrange a viewing appointment for this property or require further information.



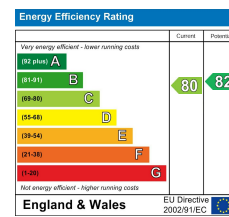
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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