



Carmel House, Westbourne Street  
Hove

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# Carmel House, Westbourne Street, Hove

£190,000

A very well presented one bedroom flat located on the ground floor of small purpose built block for the over 60s, on a quiet street in Hove. Ideally located within easy access of Portland Road's thoroughfare and Hove seafront, as well having regular bus services affording access to the rest of Brighton, Hove and beyond. The flat enjoys a neutral décor with modern fixtures and fittings and comprises one double bedroom, a living room with a newly fitted contemporary kitchen and a shower room. Furthermore, the property has built in storage and access to beautifully maintained south facing communal gardens. Sold with the right to manage and NO ONWARD CHAIN.

## Location

Carmel House is situated on Westbourne Street which is a quiet street off of the southerly end of Westbourne Gardens, and sits just south of Portland Road on level ground. This is a convenient location within walking distance of Hove mainline railway station, George Street shopping thoroughfare and an array of local shops in Portland Road; Church Road with its variety of bars and restaurants and Hove seafront are also very close by. Bus services run close by giving access to all areas of Brighton & Hove.

## Accommodation

Approached at level ground, the communal hallways are secure and very well presented with access to the communal gardens with a much desired southerly aspect.

The flat itself opens onto a good sized hallway that boasts a large built in storage cupboard, a bright neutral décor having been newly decorated with all new carpets and doors to all principal rooms.

Overlooking Westbourne Street, the living room is a good size with windows and doors that lead onto the kitchen, and a phone entry system with pull chord. Contemporary in design, the kitchen comprises a range of white shaker wall and base units with a granite effect work surface and stylish metro tiled splash back. There a stainless steel sink and drainer, a ceramic hob with oven under and extractor hood above and space for a freestanding fridge freezer.

Adjacent, the bedroom enjoys a neutral décor continued with safety pull chords, and is double with a large built in wardrobe that has sliding doors.

The shower room is modern, clean and crisp with white tiled surrounds and wood effect vinyl flooring. Comprising a shower enclosure, pedestal wash basin and a close coupled WC, with heated rowel rail.

The property has night storage heating throughout, lots of natural light and is ready to move into.

## Communal areas & about the block

Internally, the block has a modern, light and airy, communal lounge which has direct access to the beautifully maintained garden, of which Leaseholders have the option of looking after a small plot themselves. Boasting a favoured southerly aspect, there are paved patio areas, plush lawns and and mature tree and shrub surrounds.

There a laundry room and a well appointed guest suite for when family and friends visit at £15 per night.

A warm and friendly Development Manager, is available 20 hours a week, to ensure everything is running smoothly, as well as there being a 24hr alarm call service.

The block is very sociable should you want to be and offers the following: Regular coffee mornings, Sunday afternoon tea, Pedal People, Monthly pizza and salad lunch, Scrabble Night, Chair Exercises, Occasional quiz events.

Parking is available at the front of the block for residents, on a first come first serve basis.

## Additional information

EPC rating: C

Internal measurements: 495 Square feet / 46 Square metres

Tenure: leasehold - 63 years remaining- with the right to manage  
Maintenance charges: £220 per month (£2,640 PA), includes water.

Ground Rent: £50 per year

Management company: Pepper Fox

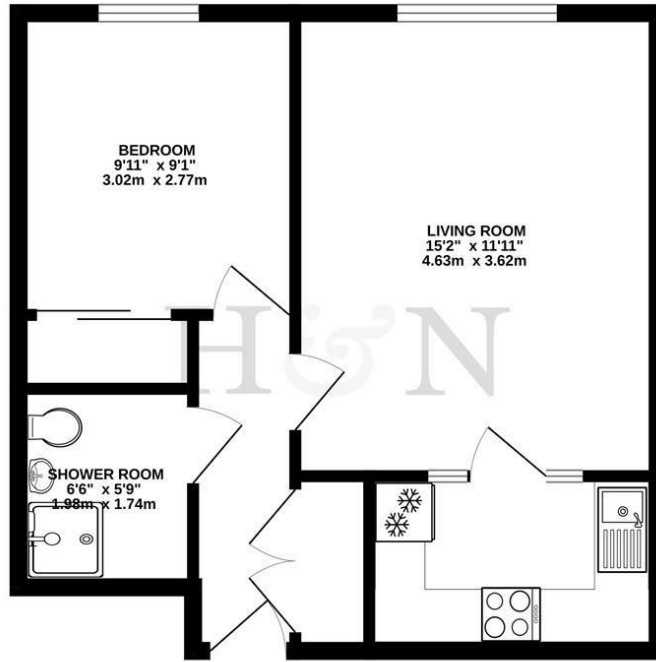
Council tax band: B

Parking zone: R

NB: Residents parking on a first come first serve basis.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 a 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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