



29 Holland Road

Hove, BN3 1LU

Asking price £179,950

Nestled within the heart of Hove, this elegant two-bedroom retirement apartment graces the second floor of the esteemed Amber Court development by McCarthy & Stone, offering a tranquil and comfortable living environment. Boasting a delightful atmosphere, this home is offered for sale with vacant possession and no onward chain.

The property presents a light and airy ambiance, with double-glazed windows framing captivating views of the front. The interior is thoughtfully designed, featuring two bedrooms, one of which has previously served as a versatile dining room, a cosy lounge, a well-equipped kitchen, and a bathroom. Electric heating and hot water contribute to the pleasant atmosphere, creating a warm and welcoming home.

Residents of Amber Court enjoy access to a host of communal amenities, adding a touch of luxury to daily living. The inviting communal lounge is elegantly decorated and carpeted with the convenience of a passenger lift contributing to a sense of community. A dedicated house manager, residing on-site, ensures that the needs of residents are promptly addressed, while an emergency call system offers additional peace of mind.

The Property also features a beautifully landscaped communal patio garden, providing a serene retreat for residents. Parking spaces are available, and the inclusion of a guest suite caters to the accommodation needs of visitors. For added convenience, a laundry room is accessible to all residents.

Situated in the sought-after area of Holland Road, Amber Court is ideally located for an array of amenities. St Ann's Well Gardens, Sussex County Cricket Ground, and the bustling Church Road & Western Road, with their diverse shops, cafes, and restaurants, are all within easy reach. The Hove seafront is a stone's throw away, offering a picturesque escape by the sea.



- Two Bedroom Retirement Flat
- Communal Patio Garden
- Communal Lounge for Entertainment
- Guest Suite
- Central Hove Location
- Parking Available
- On Site Live In House Manager
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
England & Wales	EU Directive 2002/91/EC	

AMBER COURT, HOLLAND ROAD
 Approximate Gross Internal Area = 54.08 sq m / 582.11 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

SECOND FLOOR

Approximate Floor Area
582.11 sq ft
(54.08 sq m)

