



## 48 Amber Court

Hove BN3 1LU

Asking Price Of £230,000

- TASTEFULLY REFURBISHED
- PRESENTED IN EXCELLENT ORDER
- RETIREMENT BLOCK FOR OVER 60'S
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- COMMUNAL LIVING AND LAUNDRY ROOMS

Whitlock and Heaps are pleased to bring to market this delightful top floor apartment with views over Hove and the i360. Served by a lift in a "Macarthy Stone" purpose-built retirement block. Recently refurbished to a tasteful and high standard, including modern economic heating and hot water systems, new carpets and a new kitchen with 'Bosch' integrated appliances. There are two good sized double bedrooms and a wet room. Situated in this central location, within walking distance of local amenities, St Anns Well Gardens and the seafront. The block itself benefits from communal facilities including a social room, patio garden and laundry room. A House manager is on site Monday-Friday and Careline pull cords are throughout.

**ENTRANCE HALL** 2 X Large fitted coat/store cupboards, Radiator, Virgin Media Connection point for Broadband/phone, Careline pull cord.

**KITCHEN** Incorporating sink unit with drainer, Instant hot water for mixer tap, integrated 'Bosch' oven, fridge/freezer, Dishwasher and extractor fan with pull out larder and units, Careline pull cord.

**LIVING ROOM** UPVC double glazed windows, radiator, 2 TV points and a BT socket for Broadband/phone, Careline pull cord.

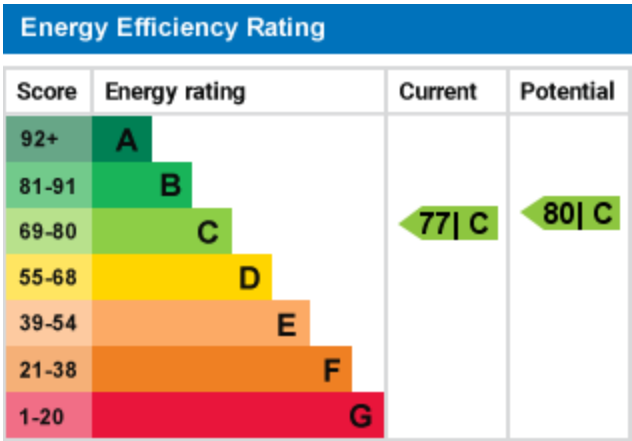
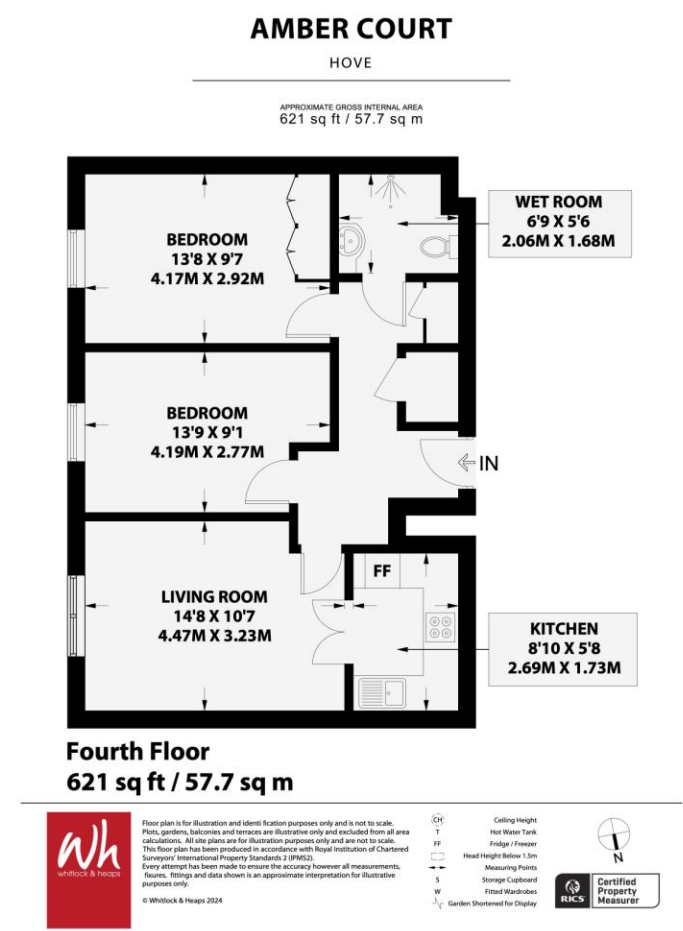
**BEDROOM 1** Fitted wardrobes with mirrored doors, UPVC double glazed window, radiator, TV point, Careline pull cord.

**BEDROOM 2** UPVC double glazed window, radiator, Careline pull cord

**WET ROOM** Comprising corner shower area with 'Mira' electric shower and folding seat, instant hot water wash-hand basin with cupboard under, low level w.c., heater, towel radiator and tiled walls, Careline pull cord.

**OUTSIDE** Communal social room, garden and laundry rooms.  
House Manager on site Monday-Friday 8.00 a.m. - 5.00p.m.  
24 hour emergency pull cord system throughout the flat.

**OUTGOINGS** Lease: 125 years from 1995.  
Maintenance: £4,155 p.a.  
Ground Rent: £581.00 p.a.



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