



## 47 Amber Court, Holland Road

Hove BN3 1LU

Asking Price Of £180,000

- RETIREMENT BLOCK
- DOUBLE BEDROOM
- GARAGE
- SOUGHT AFTER AREA
- CLOSE TO ST ANN'S WELLS GARDENS
- COMMUNAL LOUNGE
- COMMUNAL LAUNDRY ROOM
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom retirement flat forming part of the top floor of this building. Located in the sought after Amber Court in Holland Road, this double bedroom flat is brought to market with no onward chain. Boasting good size throughout and the block having a communal lounge and laundry room. This flat also comes with a garage located at the rear of the building.

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** Cupboard housing electrics and separate cupboard housing water tank, electrics, intercom, pull cord.

**LIVING ROOM** Pull cord, feature fireplace, electric radiator, UPVC double glazed windows overlooking Holland Road, door to kitchen.

**KITCHEN** Stainless steel sink with mixer taps and drainer, tiled splashback, vinyl worksurfaces with cupboards below and matching eye level cupboards, space for fridge, space for freezer, four ring electric hob with oven below and extractor above, UPVC double glazed window, emergency pull cord.

**BEDROOM** Electric radiator, UPVC double glazed window, fitted wardrobes, emergency pull cord.

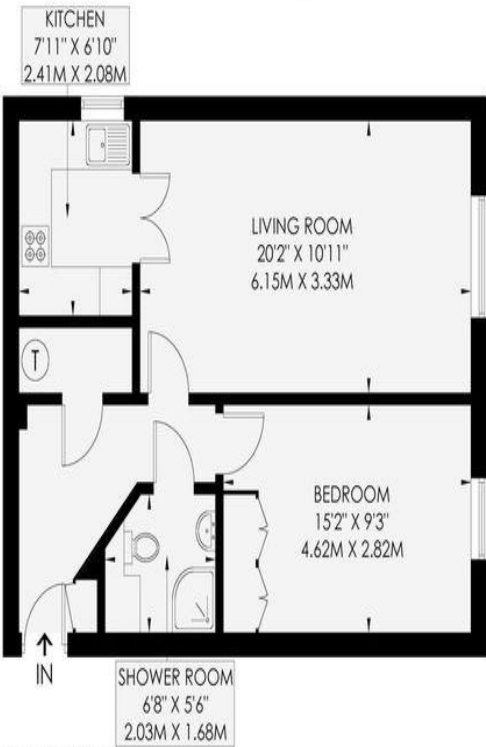
**SHOWER ROOM** Comprising step in shower, heated towel rail, emergency pull cord, vanity unit, low level w.c., extractor.

**OUTGOINGS**

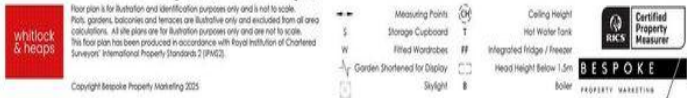
## AMBER COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA  
52.9 sq m / 569 sq ft



Fourth Floor  
52.9 sq m / 569 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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