



Offers Over
£185,000
Leasehold

Holland Road, Hove

- TWO DOUBLE BEDROOM RETIREMENT FLAT
- 98 YEAR LEASE
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- COMMUNAL RESIDENTS LOUNGE
- CLOSE PROXIMITY TO MEDICAL CENTRE & PHARMACY
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- WARDEN ASSISTED
- DOUBLE GLAZING THROUGHOUT

Robert Luff & Co are delighted to bring to market this spacious two double bedroom retirement flat, located in central Hove. Holland Road benefits from being just moments from both the seafront, shops & cafés of Church Road & Western Road and St Anns Well Gardens. Hove train station is also close at hand, with convenient mainline links to London and there is a bus stop outside providing easy access to all areas of the City.

Built by McCarthy & Stone, Amber Court comprises self-contained retirement flats for the over 60s in a highly sought after area of Hove. The communal areas include an inviting residents' lounge, laundry facilities, overnight accommodation for guests, a lift to all floors and patio rear garden. A House manager is on site Monday-Friday and Careline pull cords are throughout.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Kitchen 9 x 5'8 (2.74m x 1.73m)

Lounge/Diner 14'9 x 10'8 (4.50m x 3.25m)

Bedroom One 13'10 x 9'3 (4.22m x 2.82m)

Bedroom Two 13'10 x 9'2 (4.22m x 2.79m)

Shower Room

Agents Notes

Lease - 98 Years Remaining

SC: £3920 PA - Includes Water, Use of Laundry Room,
On site warden & Residents safety pull system.

GR: £580 PA

EPC: C

Council Tax: Band D

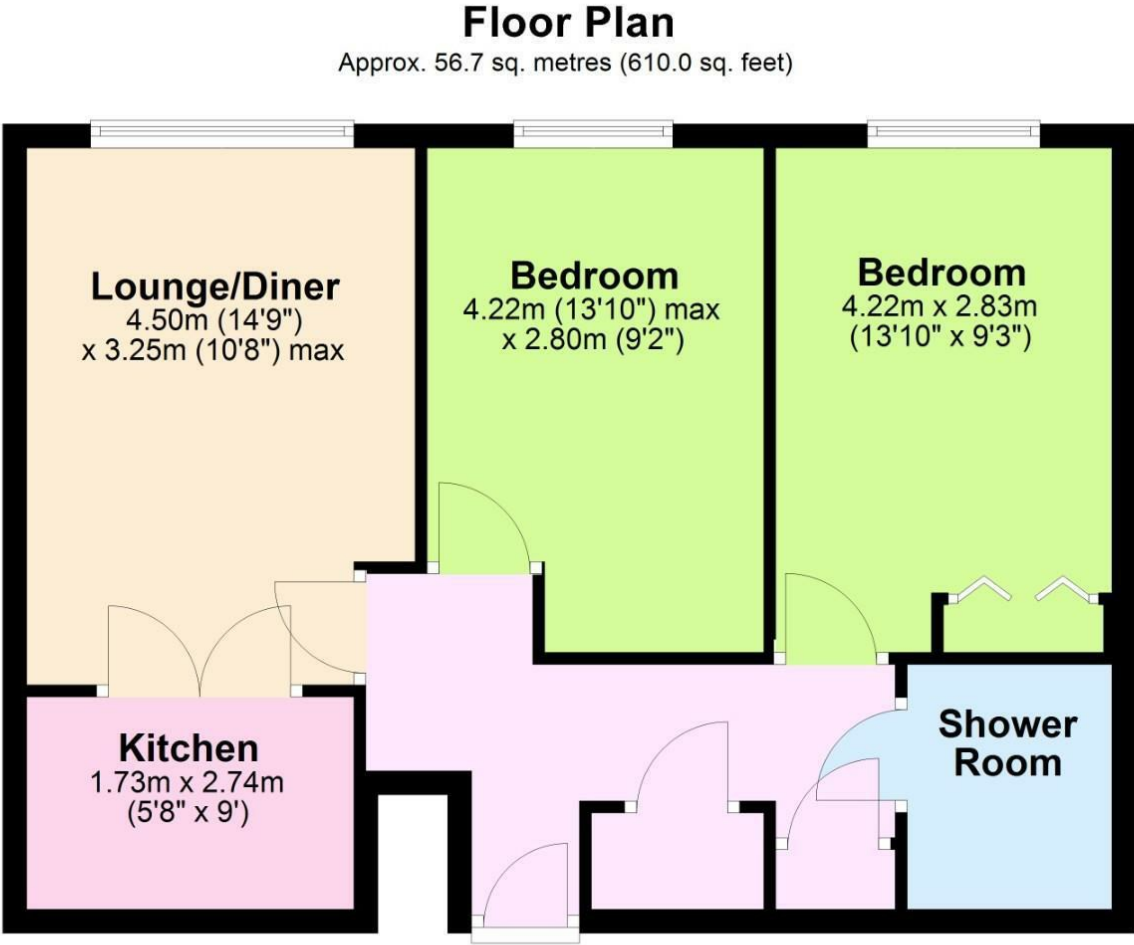
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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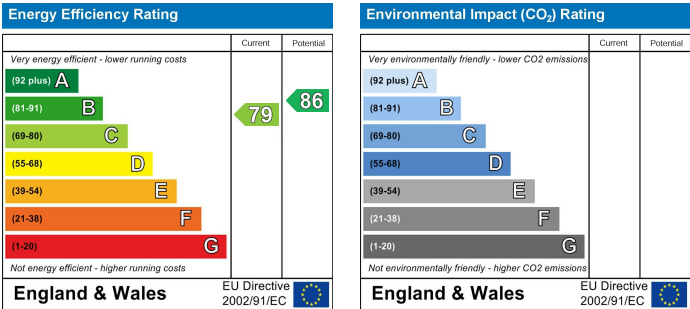
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Total area: approx. 56.7 sq. metres (610.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.