



21 Harewood Court, Wilbury Road, Hove, BN3 3GJ

Guide price £245,000

OVER 55 AGE GROUP - Situated in the charming seaside resort of Hove. If aged over 55 and you would like the combination of independent living with the peace of mind provided by a secure environment that Harewood court offers. Located at the southern end of Wilbury Road, close to the shops and restaurants on Church Road. Hove promenade and seafront is approximately a quarter of a mile away and Hove railway station is within a mile of the building. It has a communal residents lounge and garden, passenger lifts, a weekday/daytime house manager, roof terraces, entry phone door security and an active residents association. This apartment is one bedroom, second floor flat offered with immediate vacant possession.

Entrance Hall

7'6 x 5'7 (2.29m x 1.70m)

Coved ceiling. Cupboard housing electricity meter and additional storage cupboard housing gas and water meter.

Living Room

14'5 x 10'6 (4.39m x 3.20m)

Westerly aspect double glazed window overlooking the communal gardens. Radiator. Coved ceiling. TV and phone point.

Kitchen

11'6 x 8'4 (3.51m x 2.54m)

Westerly aspect double glazed bow window and additional window to the side. Modern fitted kitchen with floor and wall mounted units, roll top work surface, inset stainless steel sink and drainer with mixer tap, Induction hob with extractor over, eye level oven, Hoover washer/dryer machine, slimline dishwasher and fridge freezer. Wall mounted Worcester boiler. Part tiled walls.

Bedroom

15' x 9'2 (4.57m x 2.79m)

Double aspect room with southerly and westerly facing double glazed window overlooking the communal gardens. Radiator. Coved ceiling. TV and telephone point. Built in double wardrobes.

Shower Room

7'9 x 5 (2.36m x 1.52m)

Modern white suite comprising walk in shower cubicle with power shower and glass screen, low level W.C. with push button flush, wash basin with mixer tap and storage beneath. Westerly aspect double glazed window to the side with obscured glass. Extractor fan. Shelving area and part tiled walls. Radiator.

Communal Areas

Gardens - Private garden for residents with a paved area for chairs and benches surrounded by flower borders and a fishpond with fountain.

Roof Terrace - All residents have access to the roof terraces with stunning panoramic views along the coast, city and across to the South Downs.

Other Areas - There is a communal residents lounge, a library/function room, four passenger lifts, a weekday/daytime house manager, entry phone door security and an active residents association.

Other information

Lease: - 104 years remaining (125yrs from 24.12.2003)

Service Charge - £1,478.14 half yearly

Reserve Fund - £ 21.43 half yearly

Lift Reserve - £21.43 half yearly

Ground Rent - £100 per annum

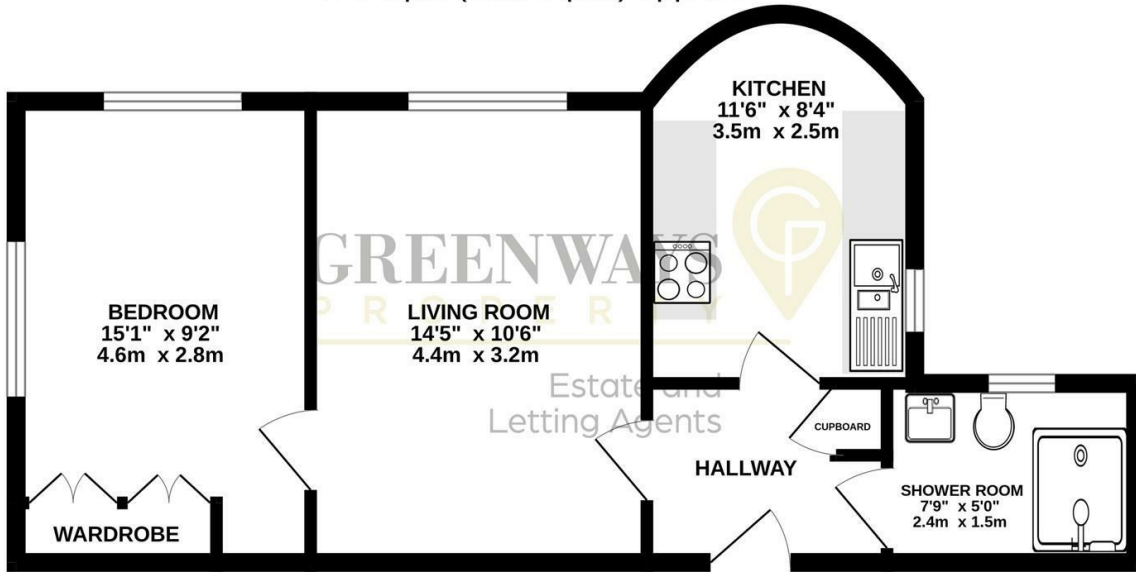
Council Tax Band: - B

Local Authority: - Brighton and Hove

Parking: - Zone N

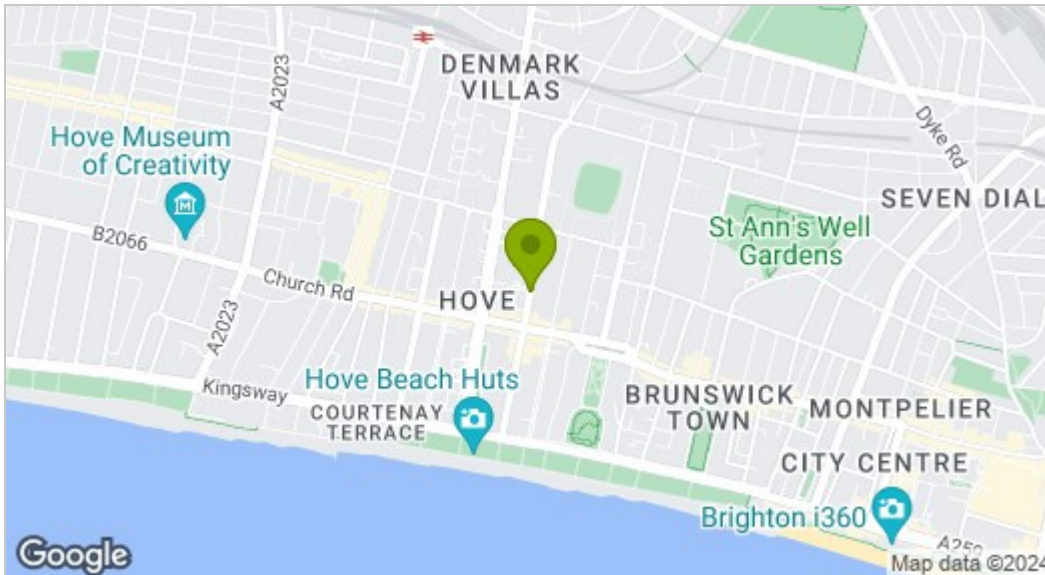
Floor Plan

SECOND FLOOR 473 sq.ft. (43.9 sq.m.) approx.

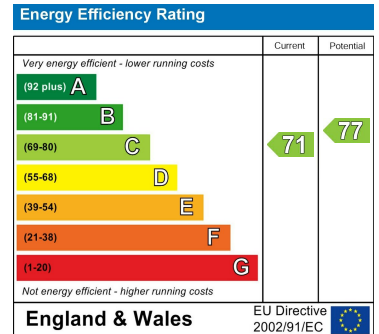


TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- 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).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions 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.

Greenways Property, Shoreham-by-Sea, West Sussex, BN43 6HR
 Tel: 01273 28 68 98 Email: info@greenwaysproperty.com www.greenwaysproperty.com