



## 56 Harewood Court Wilbury Road, Hove, BN3 3GJ

**Guide price £235,000**

This one double bedroom balcony apartment in this sought after age restricted complex of Harewood Court (over 55's). The property is located on the top floor (6th). There is a living room and separate kitchen with space for appliances and a westerly aspect balcony. There is a bathroom and one double bedroom. Harewood Court offers many facilities for residents including a building manager, communal gardens and seating areas, residents living room, library, games room, two guest suites and a hairdressers.

## ENTRANCE HALL

7'9 x 5'2 (2.36m x 1.57m)

Doors leading to living room, kitchen and shower room. Storage cupboard with meters.

## LIVING ROOM

14'8 x 9'10 (4.47m x 3.00m)

Westerly aspect with window overlooking the communal gardens. Multiple power points, radiator, telephone and T.V point.

## KITCHEN

9'2 x 8'3 (2.79m x 2.51m)

Doors leading to balcony with westerly and southerly windows offering garden and distant sea views. Matching wall and base level units. Work top with sink and drainer, four ring ceramic hob, eye level oven. Spaces for washing machine and fridge freezer.

## BALCONY

Westerly aspect balcony with views over the communal gardens and towards the sea.

## BEDROOM

14'7 x 8'7 (4.45m x 2.62m)

Westerly aspect with windows having a roof top views over Hove and gardens. Multiple power points, radiator, telephone and T.V point.

## BATHROOM

Modern white suite with panelled bath, shower attachment, low level WC, wash basin, window to the side and heated towel rail.

## OTHER AREAS

### Roof Terrace

The building has two roof terraces which provide views in all directions over the city and sea. Access is gained from the 7th floor via the lift or stairs. There is a cupboard on the landing that houses chairs should residents wish to sit outside.

### Communal Gardens

There are communal gardens with seating areas, a fishpond and flowering beds.

### Other Communal 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. There are two guest bedrooms available to hire by appointment.

## OTHER INFORMATION

Lease: 105 years remaining

Tenure: Leasehold

Annual Service Charge: £2,807.58 per annum

Annual Reserve Account: £40.70 per annum

Annual Lift Reserve Account: £40.70 per annum

Annual Ground Rent: £100.00 per annum

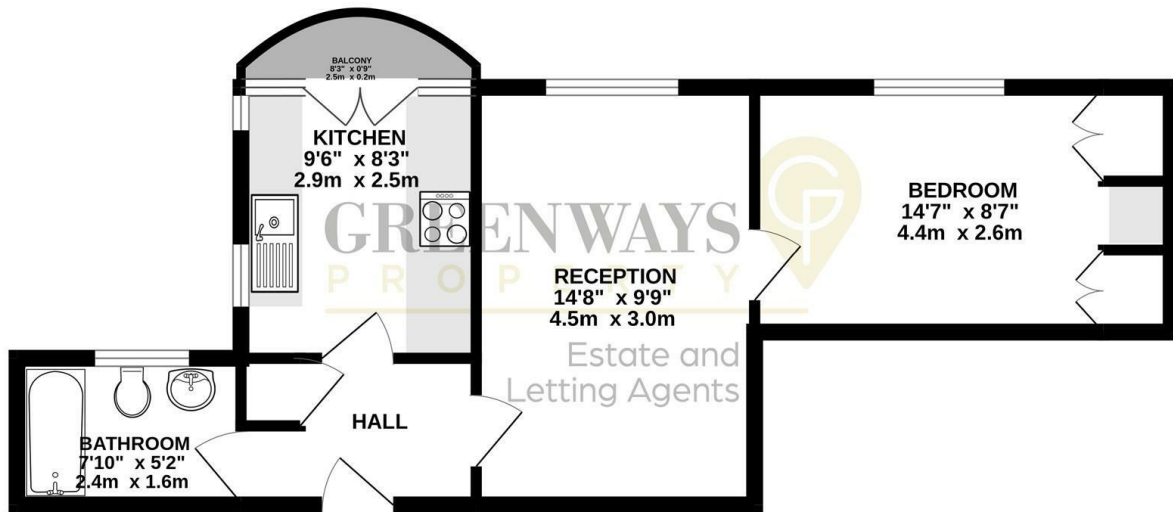
Council Tax Band: B

Parking: Unallocated parking for residents and

Parking Zone N

## Floor Plan

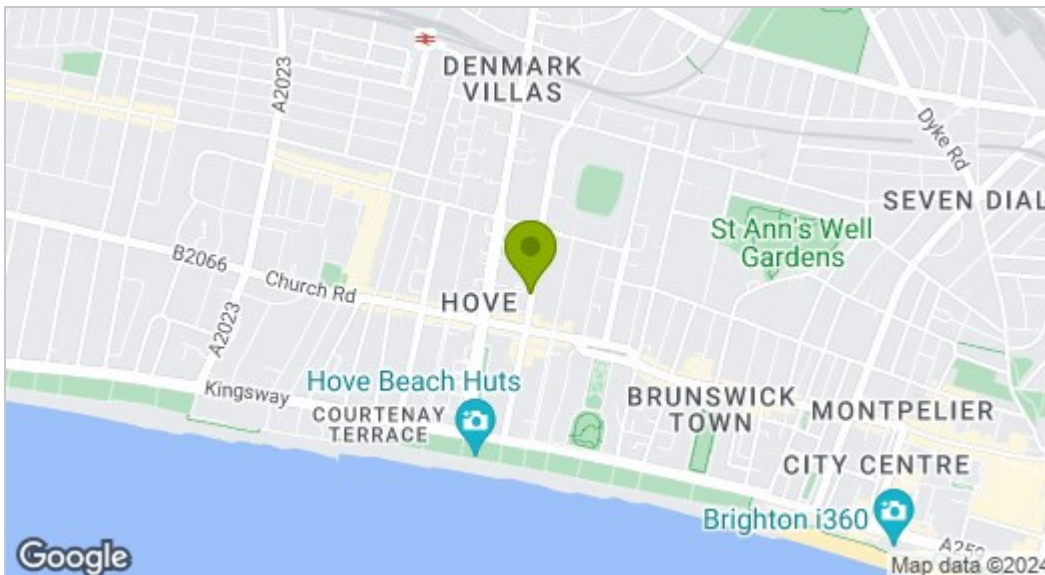
SIXTH FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



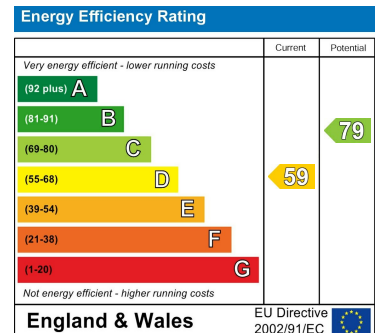
TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.

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.  
Made with Metropix ©2023

## 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](mailto:info@greenwaysproperty.com) [www.greenwaysproperty.com](http://www.greenwaysproperty.com)