



30 Amber Court Holland Road, Hove, BN3 1LU

Guide price £245,000

OVER 60 AGE GROUP - Situated in the charming seaside resort of Hove. If aged over 60 and you would like the combination of independent living with the peace of mind provided by a secure environment that Amber Court offers. Located on Holland Road, only a short walk to the shops and restaurants on Church Road. Hove promenade and seafront is approximately half a mile away and Hove railway station is within half a mile of the building. Amber Court has a communal residents lounge and garden, passenger lifts, a resident house manager, laundry room and secure entry phone door security. This second floor apartment has recently been completely refurbished throughout to a high standard and comprises two double bedrooms, spacious living/dining room with separate kitchen and newly fitted shower room. The property also benefits from excellent storage. Internal viewing is highly recommended.

Entrance Hall

13'4 x 3'8 (4.06m x 1.12m)

'L' shaped entrance hall with door access to all the rooms, door entry phone, two storage cupboards, ceiling down lighting and pull cord.

Living Room

20'10 x 10'8 (6.35m x 3.25m)

Easterly aspect double glazed windows overlooking Holland Road. Two electric wall heaters, wall lights, TV and telephone points. Pull cord and door to kitchen.

Kitchen

Easterly aspect double glazed windows overlooking Holland Road. Newly fitted kitchen with floor and wall mounted units, roll top work surface with four ring induction hob, eye level oven, sink with mixer tap, integrated dishwasher and space for fridge freezer.

Bedroom One

13'9 x 9'3 (4.19m x 2.82m)

Easterly aspect double glazed windows overlooking Holland Road. Wall mounted heater, wall lights and coved ceiling. Fitted double wardrobe with mirrored bi-fold doors.

Bedroom Two

13'9 x 9'0 (4.19m x 2.74m)

Easterly aspect double glazed windows overlooking Holland Road. Wall mounted electric heaters, wall lights and coved ceiling.

Shower Room

6'8 x 5'6 (2.03m x 1.68m)

Newly fitted Shower room with modern white suite comprising walk-in double shower cubicle with glass sliding doors. Low level lavatory with push button flush, wash basin with storage below and mirror with light. Part tiled walls and heated towel rail.

Communal Areas

Amber Court has a resident house manager, emergency 24 hour alarm/pull cord service, lifts to all floors, wheelchair access, residents' lounge which hosts cinema evenings and the coffee morning club amongst other events, it is also available for hire. There is a laundry located on the lower ground floor and guest room facilities available to hire, there is also a garden area and visitor parking space. Resident only parking spaces are available to the rear of the building on a first come basis.

Other Information

Tenure: Leasehold

Lease: 125 From 1995 - 97 years remaining

Service Charge: £3,920.92 per annum

Ground Rent: £580.88 per annum

Heating: Electric

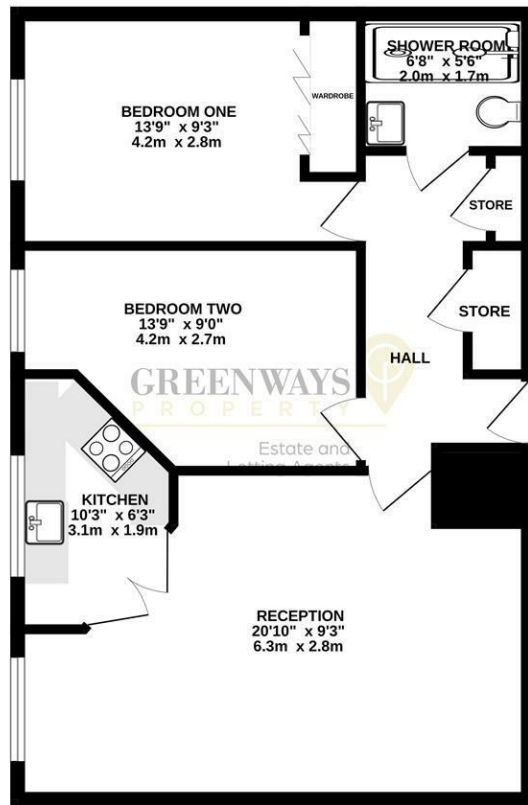
Parking: Zone O (Communal parking is available but not allocated)

Council Tax: Band D

Local Authority: Brighton and Hove

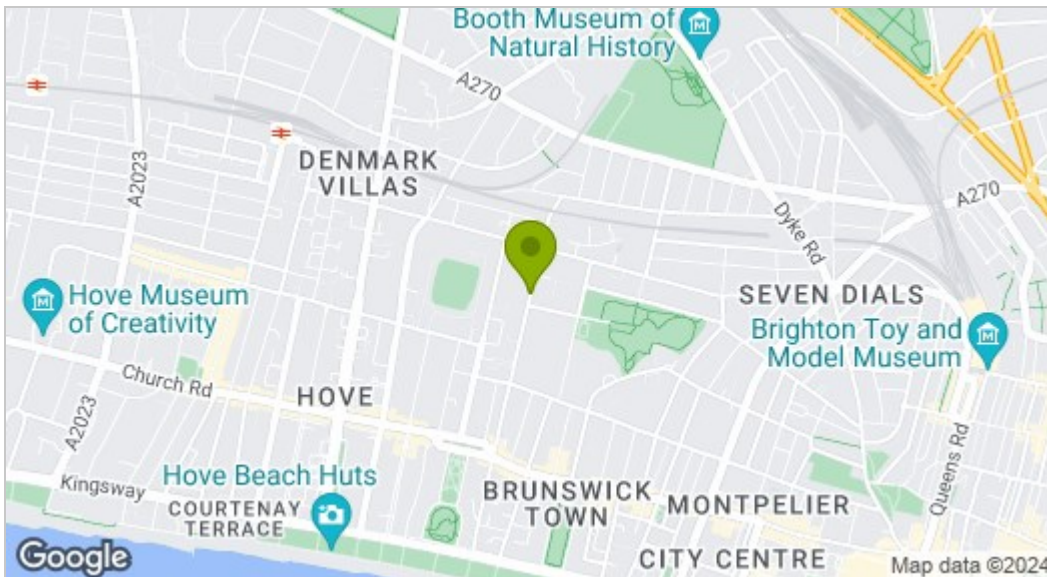
Floor Plan

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

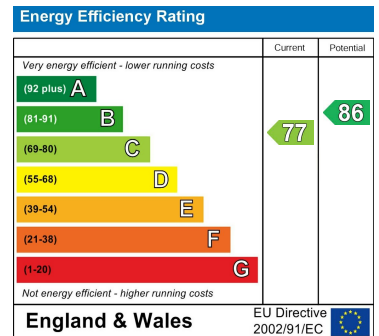


TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

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