



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

Guide price £260,000

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, library and garden, four passenger lifts, a weekday/daytime house manager, roof terraces, entry phone door security and an active residents association. This apartment is one bedroom, fifth floor flat offered with immediate vacant possession.

## ENTRANCE HALL

7'6 x 5'4 (2.29m x 1.63m)

Doors to kitchen, living room and bathroom. Storage cupboard housing gas meter. Additional high level cupboard housing electricity consumer unit. Wall mounted thermostat.

## KITCHEN

11'3 x 8'7 (3.43m x 2.62m)

Double aspect room with a window to the side and additional westerly facing double glazed bay window overlooking the communal gardens. Modern fitted kitchen with floor and wall mounted units, work surface with stainless steel sink, drainer and mixer tap, four ring hob with extractor over, eye-level oven and tiled splash backs. Space and plumbing for washing machine and space for fridge freezer. Wall mounted combination boiler.

## LIVING ROOM

14'7 x 10'5 (4.45m x 3.18m)

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

## BEDROOM

15'0 x 9'2 (4.57m x 2.79m)

Double aspect room with southerly and westerly aspect double glazed windows. Built-in wardrobes with dresser drawer unit. Radiator. Coved ceiling. TV aerial point.

## SHOWER ROOM

7'9 x 5'0 (2.36m x 1.52m)

Westerly aspect double glazed window with obscured glass. Modern suite comprising walk in shower cubicle, pedestal hand wash basin, low level close coupled W.C, part tiled walls and extractor fan. 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, across the city and towards 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: - New 999 year lease to be granted

Service Charge: £3,240.14

Reserve Fund: £43.76 Per annum

Lift Reserve: £43.76 Per annum

Total Service Charges: £3,327.66

Ground Rent: £100 per annum

Council Tax Band: B

Local Authority: Brighton and Hove

Parking: Unallocated off street parking and

Parking Zone N

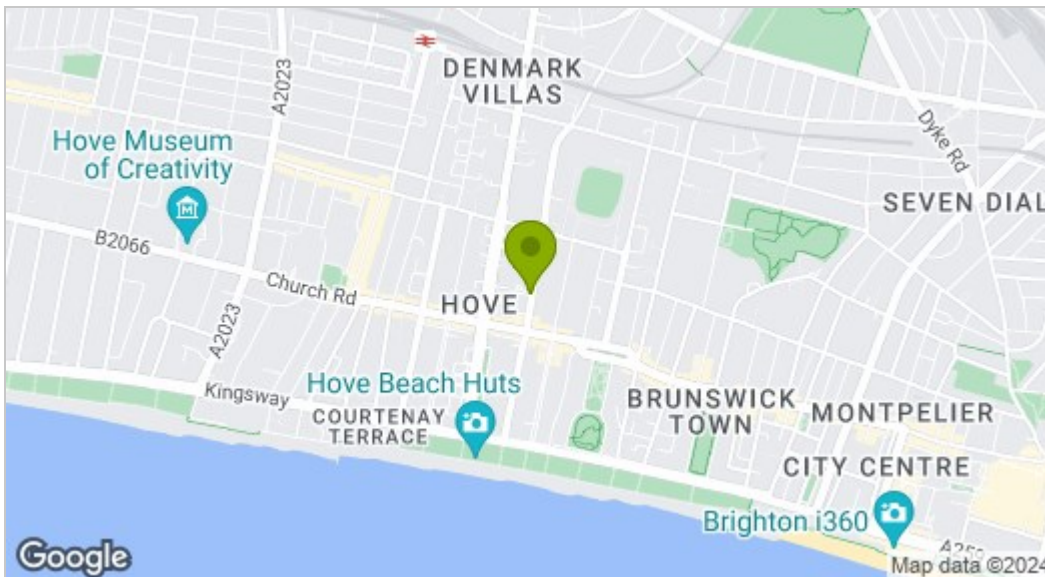
# Floor Plan

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

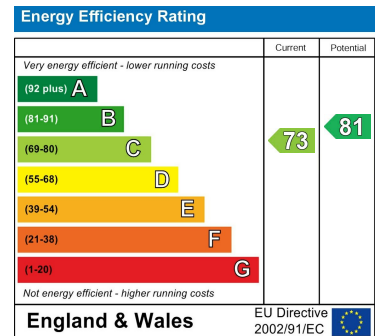


TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is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

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