



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

Guide price £235,000

OVER 55 AGE GROUP - Harewood Court is situated at the south end of Wilbury Road, close to the shops and restaurants of Church Road and easily accessible to many bus services. Hove promenade and seafront is approximately a quarter of a mile away, and Hove railway station is within a mile of the building. Harewood Court is a purpose built development catering specifically for the over 55 age group and offering independent living in a secure environment. It has a communal residents lounge, library and gardens, passenger lifts, a weekday/daytime house manager, roof terraces, entry phone door security and an active residents association.

Entrance Hall

7'10 x 5'6 (2.39m x 1.68m)

Doors to kitchen, living room and bathroom. Storage cupboard housing gas and water meters as well as additional storage. Wall mounted cupboard housing electricity consumer unit. Wall mounted thermostat, downlighters and coving.

Kitchen

9'1 x 8'11 (2.77m x 2.72m)

Double aspect room with two double glazed windows. Fitted kitchen with floor and wall mounted units, work surface with stainless steel sink, drainer and mixer tap, hob with extractor over, eye-level oven and tiled splash backs. Downlighters, washing machine, chrome fridge freezer with water dispenser and wall mounted Worcester boiler.

Living Room

14'6 x 10'5 (4.42m x 3.18m)

Westerly aspect windows overlooking communal gardens, coving, downlighters, radiator, smoke sensor and TV aerial point.

Bedroom

15 x 9'3 (4.57m x 2.82m)

Westerly aspect windows overlooking the communal gardens. Built-in double wardrobes with dresser draw unit. Radiator, coved ceiling, TV aerial and telephone point.

Shower Room

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

Modern suite comprising walk-in shower cubicle with sliding door, pedestal hand wash basin with chrome mixer tap, W.C with push button flush, mounted mirror fronted cabinet with under lights.

Extractor fan, downlighters, chrome heated towel rail, built in alcove shelving and window.

Communal Areas

Gardens - Private garden for residents with a paved area for chairs and benches surrounded by flower borders and a fishpond with a 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, two guest apartments, security entry phone door system and an active residents association.

Other Information

Lease: a new 250 year lease to be issued

Service Charge: £3,173.50

Reserve Fund: £42.86

Lift Reserve: £42.86

Total: £3,259.22

Ground Rent: £100 per annum

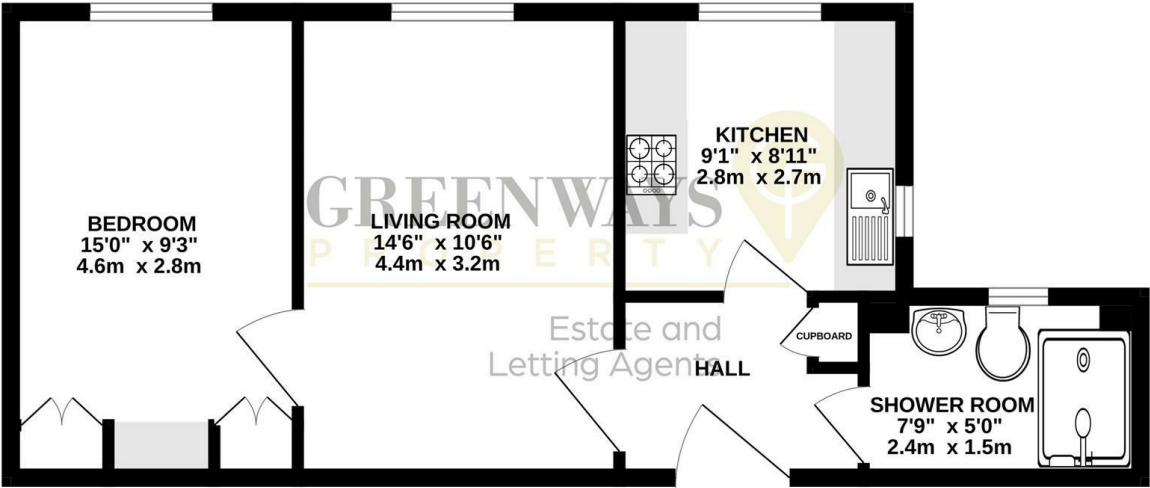
Council Tax Band: B

Local Authority: Brighton and Hove

Parking: Unallocated residents parking and permit parking zone N

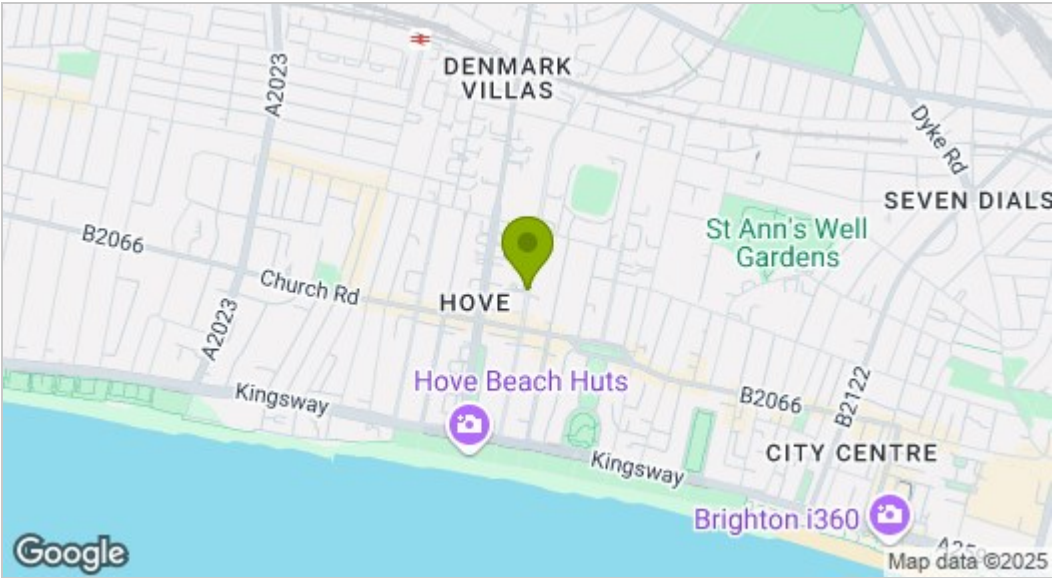
Floor Plan

GROUND FLOOR

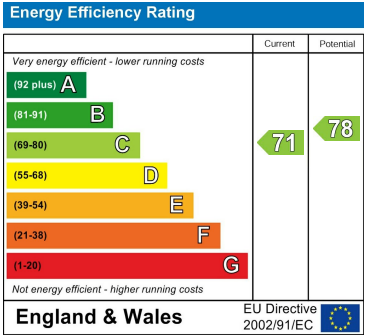


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024

Area Map



Energy Efficiency Graph



PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. 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.
2. 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).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. 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.