



48 Harewood Court Wilbury Road, Hove, BN3 3GJ

Guide price £245,000

This one double bedroom apartment in this sought after age restricted complex of Harewood Court (over 55's only). The property is located on the fifth floor. There is a living room and separate kitchen with space for appliances. The property has a westerly aspect. There is a shower room 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

7'8 x 5'9 (2.34m x 1.75m)

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

KITCHEN

11'7 x 8'7 (3.53m 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

14'6 x 9'11 (4.42m x 3.02m)

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

BEDROOM

14'5 x 8'7 (4.39m x 2.62m)

Westerly aspect double glazed windows overlooking the communal gardens. Built-in wardrobes with dresser drawer unit. Radiator. Coved ceiling. TV aerial point.

SHOWER ROOM

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, Two guest apartments, security entry phone door system and an active residents association.

OTHER INFORMATION

Lease: - A new 250 year lease to be granted

Service Charge: £2,891.42

Reserve Fund: £39.04

Lift Reserve: £39.04

Total: £2,969.50

Ground Rent: £100 per annum

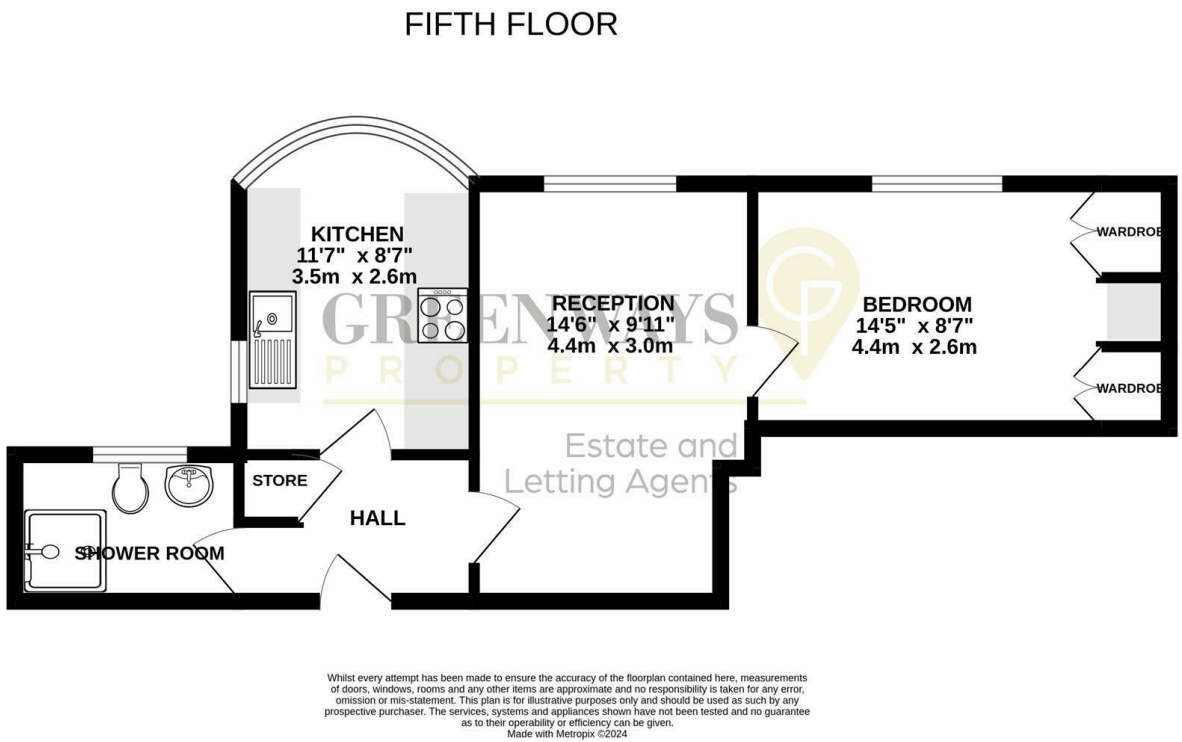
Council Tax Band: B

Local Authority: Brighton and Hove

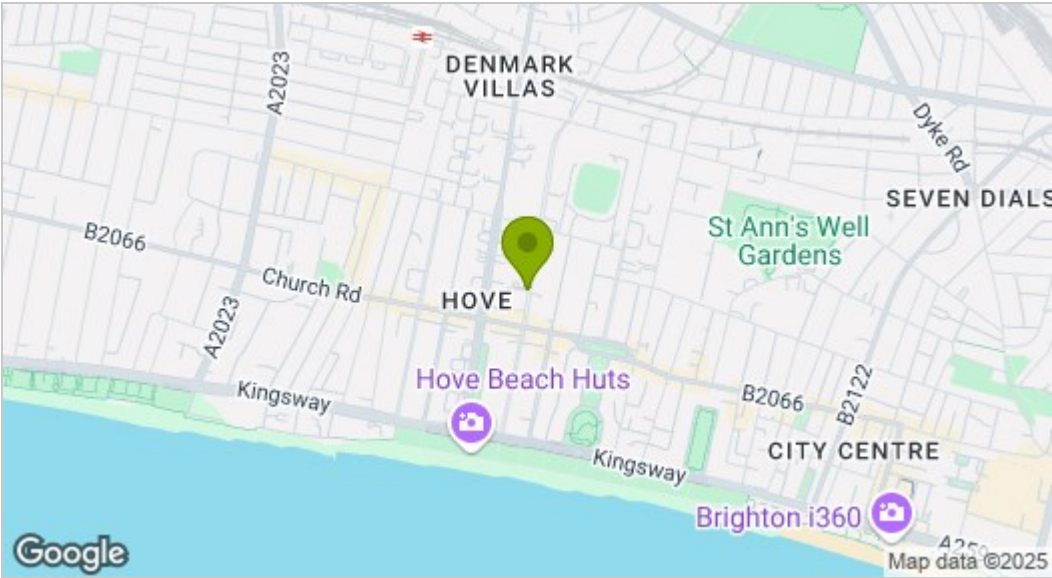
Parking: Unallocated off street parking and

Parking Zone N

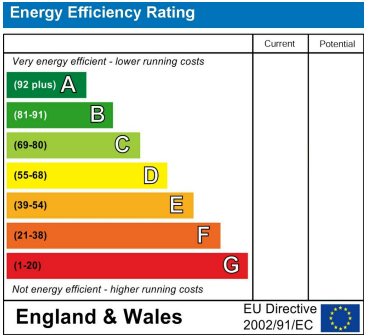
Floor Plan



Area Map



Energy Efficiency Graph



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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.