



Amber Court, Holland Road, Hove, BN3 1LU
£180,000



**GOLDIN
LEMCKE**

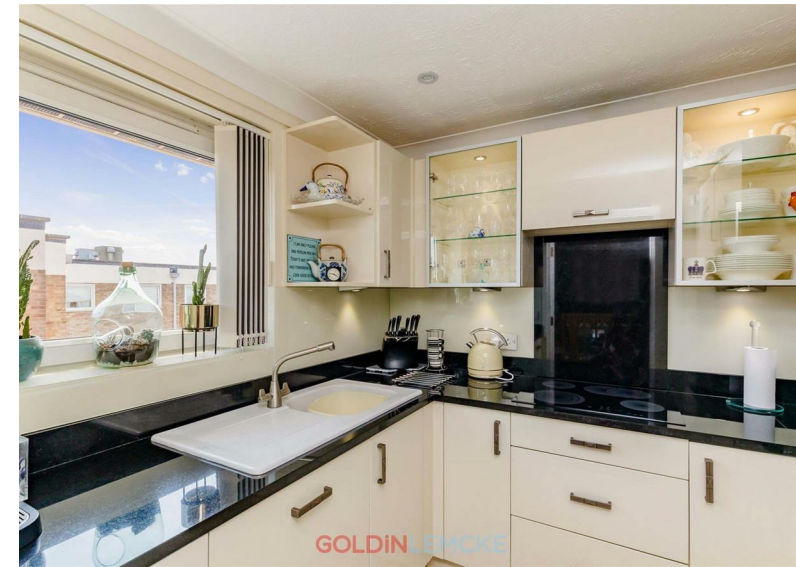
01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Amber Court, Holland Road, Hove, BN3 1LU

£180,000

A fantastic one-bedroom retirement flat occupying part of the fourth floor of this well-maintained block. The property is offered for sale in excellent decorative order throughout and is located in this highly sought-after location in Hove.





Further Information

The accommodation comprises entrance hall with two large storage cupboards with shelving and hanging rail, impressive living room with electric heater, double bedroom with ample fitted wardrobe space, and a modern bathroom – fully tiled with vanity sink, panelled bath with shower attachment, low level eco-flush W.C, and heated towel rail. In addition to this, there is a fantastic fitted kitchen with black granite worktop, fitted drainer sink with mixer tap, electric hob, cream high gloss units, double stack oven, ample cupboard space, inset fridge freezer and slimline dishwasher, and space for plumbing and a washing machine. This property is presented in excellent decorative order throughout, and early and internal viewing is highly recommended.

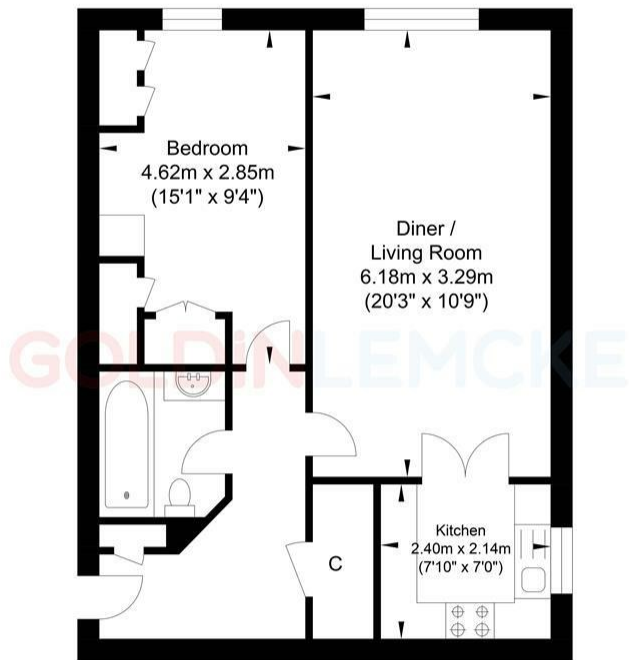
Amber Court benefits from: Resident management staff and Careline alarm service, Lift, Lounge, Laundry, Guest facilities, Garden, communal car park & kitchen. Distances: bus stop 200 yards; shop 200 yards; post office 1 mile(s); town centre 1 mile(s); GP 600 yards; social centre 0.5 mile(s). Frequent Social activities include: daily coffee morning, yoga, reiki, knitting Thursday, and occasional bingo, darts, and monthly fish & chips, organised by residents. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Holland Road



Approximate Floor Area
565.53 sq ft
(52.54 sq m)

Approximate Gross Internal Area = 52.54 sq m / 565.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales		EU Directive 2002/91/EC

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002