



38 Harewood Court Wilbury Road, Hove, BN3 3GJ

Situated on the fourth floor of a popular over-55s development, this beautifully refurbished one-bedroom apartment offers comfortable and convenient retirement living. Located just off Church Road in central Hove, it is close to shops, cafés, transport links and Hove mainline station. The bright accommodation has been refurbished to a high standard and comprises a double bedroom with fitted wardrobe, a spacious living room, a modern shower room and a generous kitchen with appliances.

Residents enjoy landscaped gardens, roof terraces, a lounge and library, guest suites, lifts, a weekday house manager, unallocated off-street parking and a long lease.

Guide price £245,000

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



- One double bedroom apartment
- New Shower room and carpets
- Long Lease
- Popular over 55s development
- Westerly aspect, fourth floor
- Central location
- Newly refurbished throughout
- Communal gardens, lounge and roof terraces

Entrance Hall

7'9" x 5'1" (2.38m x 1.55m)

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

Kitchen

11'5" x 8'5" (3.50m x 2.57m)

A bright double-aspect room with a side window and a westerly facing bay window overlooking the communal gardens. Fitted with a range of modern wall and base units, worktops with stainless steel sink, drainer and mixer tap, four-ring hob with extractor above, and eye-level oven with tiled splash backs. fitted washing machine and fridge/freezer. Wall-mounted combination boiler.

Living Room

14'6" x 10'6" (4.42m x 3.21m)

Westerly aspect double-glazed

window with garden views. Radiator, coved ceiling, TV and telephone points.

Bedroom

15'1" x 9'3" (4.62m x 2.83m)

Westerly aspect room with fitted wardrobes and dresser unit.

Shower Room

7'9" x 5'1" (2.38m x 1.55m)

Westerly aspect double-glazed window with obscured glass. Newly fitted white suite comprising walk-in shower cubicle, pedestal wash basin and low-level WC. Part-tiled walls, extractor fan and radiator.

Communal Facilities

Gardens: Landscaped residents' garden with seating areas, flower borders and a central fishpond with fountain.

Roof Terraces: Access to roof terraces offering stunning panoramic views

across the city, coastline and towards the South Downs.

Additional Facilities: Residents' lounge, library/function room, four lifts, weekday daytime house manager, two guest apartments, security entry system, and an active residents' association.

Other Information

Tenure: Leasehold

Lease: New 250-year lease

Service Charge: £3,236.94 per annum

Reserve Fund: £85.72 per annum

Total Annual Charges: £3,322.66 per annum

Ground Rent: £100 per annum

Council Tax: Band B – Brighton & Hove City Council

Parking: Unallocated off-street parking, within Zone N



Directions

From Hove Railway Station, head east and follow Station Approach (B2120). Continue straight through the roundabout onto Denmark Villas before turning left onto Eaton Road. From there, cross The Drive and take a right onto Wilbury Road where Harewood Court will be found on the right hand side after a short distance. Approx. 0.9 miles

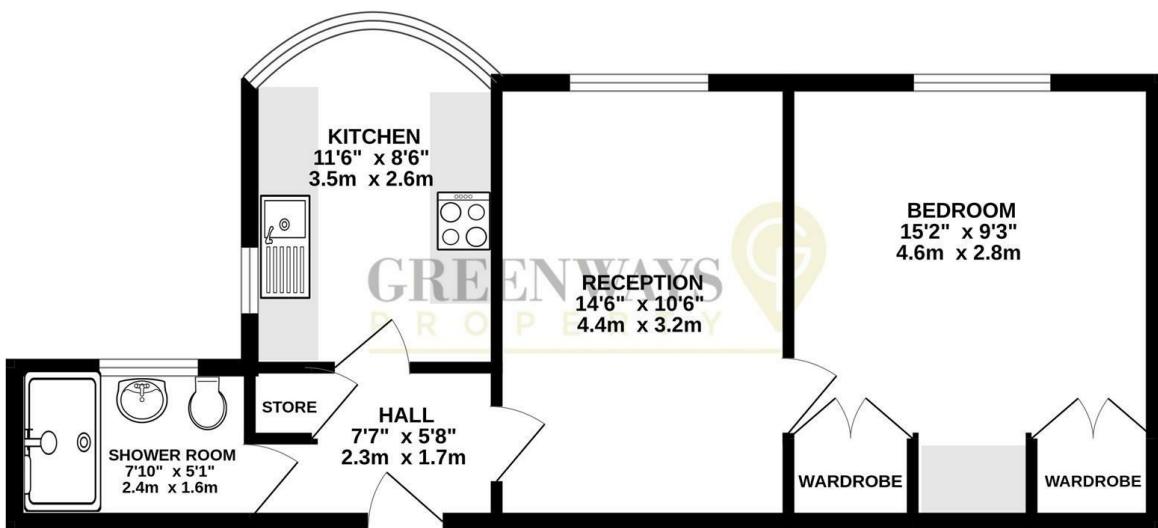
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Floor Plan

FOURTH FLOOR 474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	