



## 28 Carmel House

Hove BN3 5PE

Asking Price Of £180,000

- CONVENIENT LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LIVING ROOM

RETIREMENT FLAT situated in this most convenient location on level ground and within a short walk of local shops, cafes and eateries. Forming part of the second floor of this purpose-built block offering good size one bedroom accommodation with a modern shower room and open plan kitchen/living room. The flat is presented in good order throughout.

The building benefits from a house manager and has delightful south facing communal gardens. The other communal facilities include a laundry and living room. There is also an option to book the guest room subject to availability.

**ENTRANCE HALL** Double airing cupboard housing hot water cylinder.

**KITCHEN** Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboard and drawers under, matching eye level wall cupboards, electric cooker, fridge/freezer, tiled splashback.

**LIVING ROOM/DINING ROOM** UPVC double glazed windows, heater.

**BEDROOM** Fitted double wardrobes, UPVC double glazed window, heater.

**SHOWER ROOM** Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls.

**OUTSIDE**

**COMMUNAL SOUTH/WEST FACING GARDENS**

**COMMUNAL KITCHEN, LIVING AND LAUNDRY ROOMS**

**GUEST ROOM**

**HOUSE MANAGER**

**OUTGOINGS**

**LEASE** 151 years remaining

**MAINTENANCE** £220 per calendar month.

**Council Tax Band B** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**CARMEL HOUSE**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
45.1 sq m / 485 sq ft



**Second Floor**  
45.1 sq m / 485 sq ft

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Legend: Measuring Points (M), Storage Cupboard (S), Fixed Wardrobe (W), Garden Sheltered for Display (G), Skylight (SK), Hot Water Tank (T), Integrated Range / Freezer (FR), Head Height Below 1.5m (H), Boiler (B).

Certified Property Measure logo (IPMS2) and Bespoke Property Marketing logo.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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