

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



, Hove, East Sussex BN3 3GL £1,250 PCM

EXCLUSIVELY FOR RESIDENTS AGED 55 AND OVER This BRIGHT AND STYLISH one double bedroom apartment has been recently renovated and decorated in modern tones, located on the fourth floor of Harewood Court - a purpose-built development exclusively for residents aged 55 and over.


Perfectly positioned close to Church Road's shops and excellent local bus routes, this property combines convenience with comfort. The apartment features a light-filled reception room, a SPACIOUS DOUBLE BEDROOM with built-in wardrobes and a GENEROUS STORAGE CUPBOARD, and a contemporary kitchen fitted with an electric oven and hob, washing machine, and tall fridge/freezer. The bathroom has been FULLY REFURBISHED to a high standard, boasting a sleek walk-in shower and modern fixtures for a clean, elegant finish.


Harewood Court offers superb communal facilities, including a welcoming reception lounge, library, hairdressing salon, conservatory, landscaped courtyard gardens, COMMUNAL ROOFTOP TERRACE and guest rooms for visiting family and friends. Two lifts serve each block for easy access, and Carelink support is available at the tenant's own cost for added peace of mind.

This property is offered unfurnished and provides an excellent opportunity to enjoy modern living within a friendly, well-maintained community.

Offered unfurnished and available March/April 2026.



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		
	75	82
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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