GREENWAYS PROPERTY

Estate and Letting Agents









35 Harewood Court Wilbury Road, Hove, BN3 3GJ

£1,250 Per month

A beautifully presented and recently refurbished fourth-floor retirement apartment for the over 55s in the popular Harewood Court development, centrally located close to Church Road and Hove station. The bright accommodation includes a double bedroom, spacious kitchen, living room and modern shower room, with an easterly aspect overlooking Wilbury Road. Residents enjoy landscaped gardens, roof terraces, lounge, guest accommodation, lifts, weekday house manager and unallocated parking.

Entrance Hall
6'3 x 5'8 (1.91m x 1.73m)
Entrance hall with doors leading to the kitchen, living room and shower room. Useful storage cupboard housing the gas and water meters, together with a further high-level cupboard containing the electricity consumer unit. Wall-mounted thermostat.

Kitchen
11'10 x 8'5 (3.61m x 2.57m)
A bright, double-aspect kitchen with side window and easterly facing bay window overlooking Wilbury Road. Fitted with a modern range of wall and base units complemented by work surfaces incorporating a stainless-steel sink and drainer with mixer tap. Four-ring hob with extractor above, eye-level oven and tiled splashbacks. Space and plumbing for a washing machine and fridge/freezer. Wall-mounted combination boiler and ample space for a dining table and chairs.

Living Room
14'6 x 10'6 (4.42m x 3.20m)
A well-proportioned reception room with an easterly facing double-glazed window overlooking Wilbury Road. Radiator, coved ceiling, TV point and telephone point.

Bedroom
15'2 max x 9'4 (4.62m max x 2.84m)
Generous double bedroom with an easterly facing double-glazed window overlooking Wilbury Road. Built-in fitted wardrobe providing useful storage, radiator and coved ceiling.

Shower Room
8'5 x 5'0 (2.57m x 1.52m)
Modern shower room fitted with a white suite comprising a walk-in shower enclosure, pedestal wash basin and low-level WC. Part-tiled walls, extractor fan and radiator.

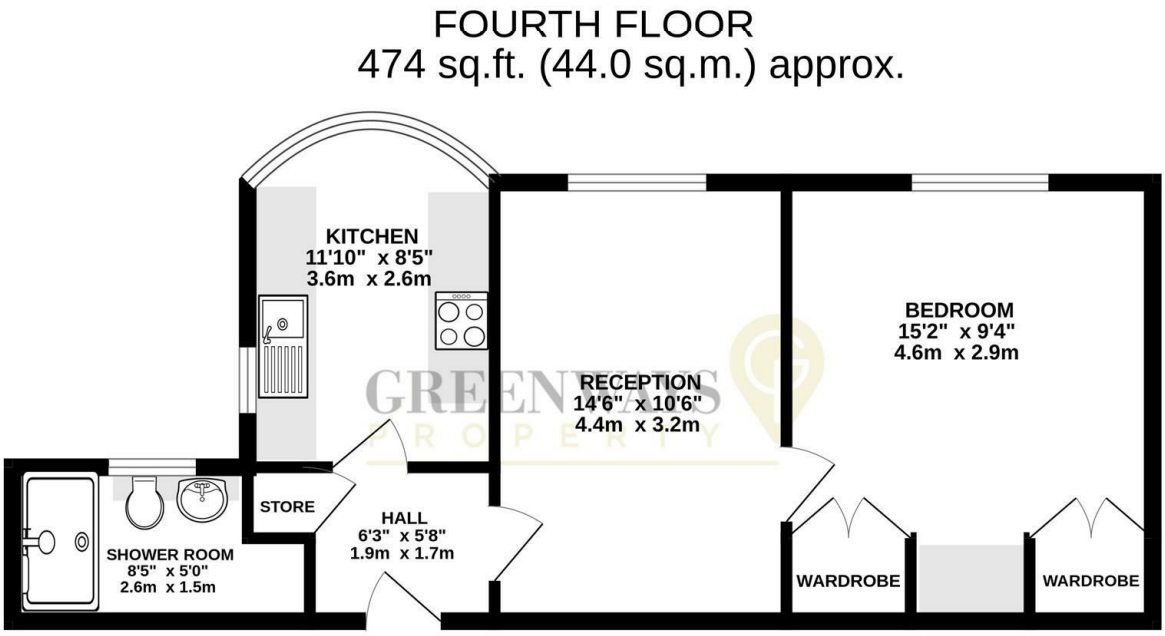
Communal Facilities
Gardens
Residents have the use of attractive landscaped communal gardens with established flower borders, seating areas and a central fishpond with fountain.

Roof Terraces
Harewood Court benefits from communal roof terraces providing impressive panoramic views across Hove and Brighton, towards the coastline and the South Downs.

Additional Facilities
The development provides a residents' lounge, library/function room, four passenger lifts, weekday daytime house manager, two guest apartments, secure entry system and an active residents' association.

Other Information
UNFURNISHED
Available date: October 2026
Council Tax: Band B
Local Authority: Brighton and Hove Council
Parking: Zone N
Rent: £1,250.00 pcm
Additional utility payments: £50.00 pcm (approx)
Holding deposit: £288.46
Dilapidations Deposit: £1,442.30
Tenancy length: 12 months

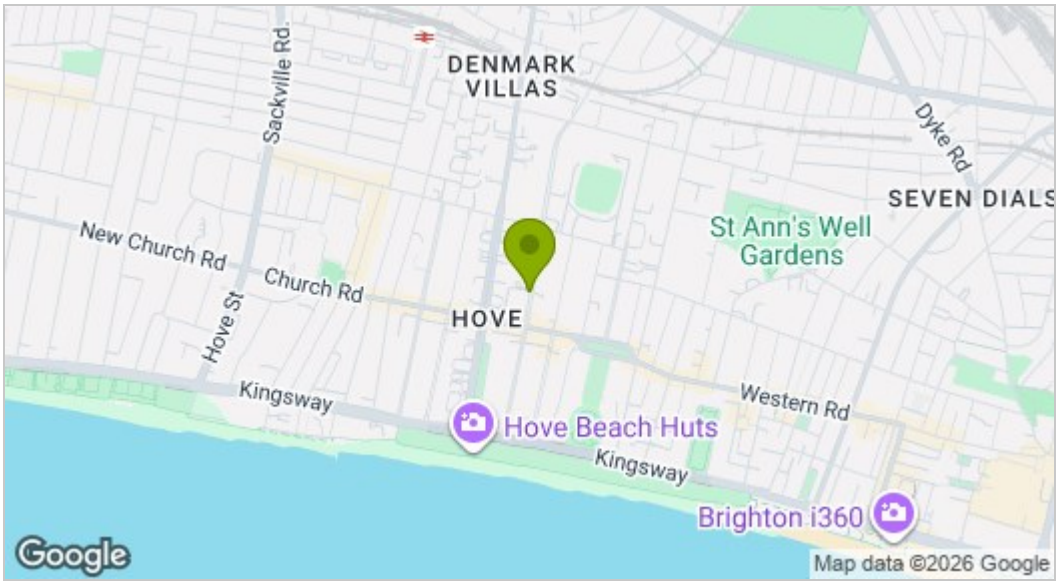
Floor Plan



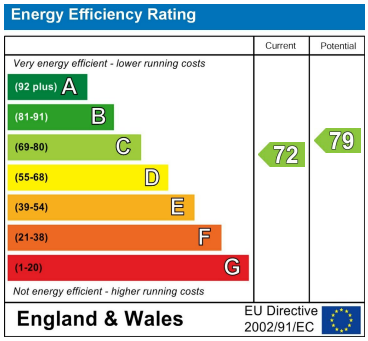
TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



PLEASE NOTE:
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.

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