GREENWAYS PROPERTY

Estate and Letting Agents









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

Beautifully refurbished fifth-floor retirement apartment for the over 55s, ideally located in the heart of Hove close to Church Road, local shops, cafés and Hove station. The bright accommodation includes a double bedroom with fitted wardrobe, spacious kitchen with dining area, living room and modern shower room. Recently refurbished throughout with new carpets, redecoration and kitchen appliances, the apartment also enjoys an easterly aspect overlooking Wilbury Road. Residents benefit from landscaped gardens, roof terraces, residents' lounge, guest suites, lifts, weekday house manager and unallocated parking. Offered with a new long lease.

Guide price £235,000

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- One double bedroom apartment
- New shower room, carpets and appliances
- Communal gardens, lounge and roof terraces
- Popular over 55s development
- Easterly aspect overlooking Wilbury Road
- New long lease
- Newly refurbished throughout
- Fifth-floor position
- Unallocated off-street parking

Entrance Hall
6'2" x 5'10" (1.90m x 1.79m)
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
11'7" x 8'6" (3.54m x 2.60m)
A bright double-aspect room with side window and an easterly facing bay window overlooking Wilbury Road. 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. Space and plumbing for washing machine and fridge/freezer. Wall-mounted combination boiler.

Living Room
14'8" x 10'6" (4.48m x 3.21m)
Easterly aspect double-glazed window overlooking Wilbury Road. Radiator, coved ceiling, TV and telephone points.

Bedroom
13'2" x 9'3" (4.03m x 2.83m)
Easterly aspect double-glazed window overlooking Wilbury Road. Built-in fitted wardrobe, radiator and coved ceiling.

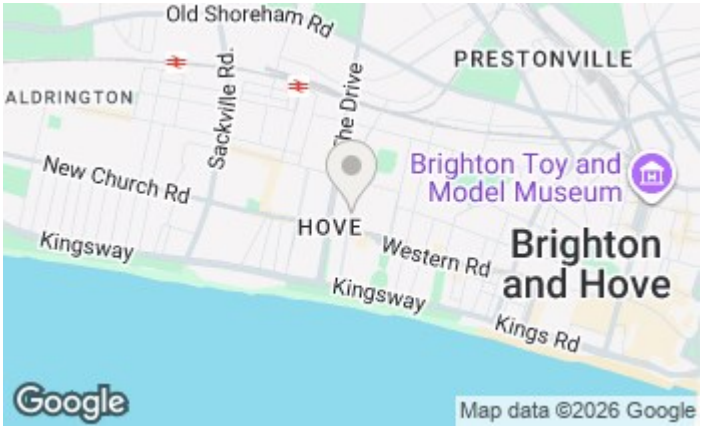
Shower Room
9'4" x 4'11" (2.86m x 1.52m)
Modern white suite comprising walk-in shower cubicle, pedestal wash basin and low-level WC. Part-tiled walls, extractor fan and radiator.

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 999-year lease
Service Charge: £3,514.32 per annum
Reserve Service Charge: £85.70 per annum
Ground Rent: Peppercorn
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, 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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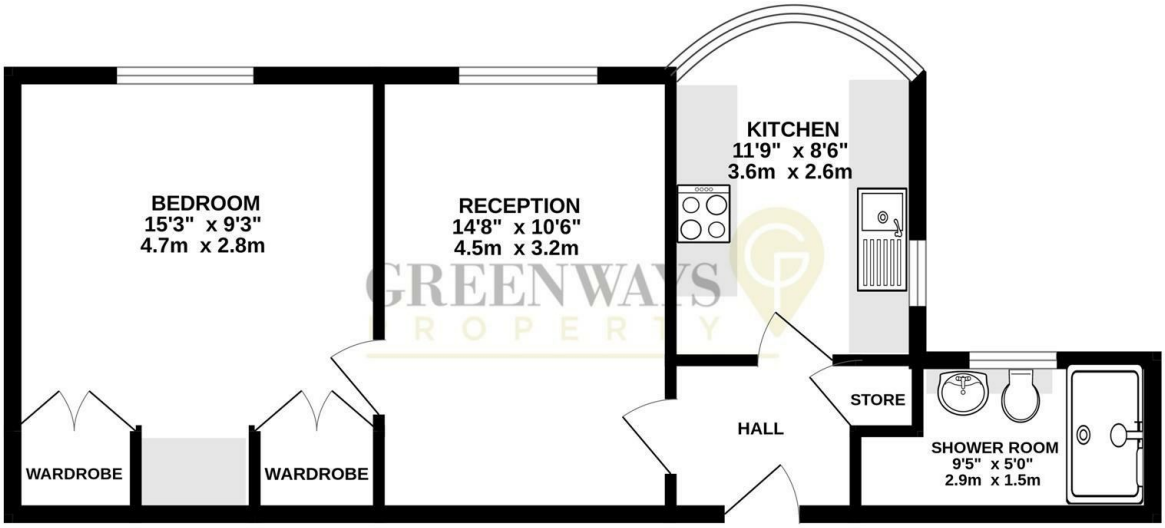
Floor Plan

FIFTH 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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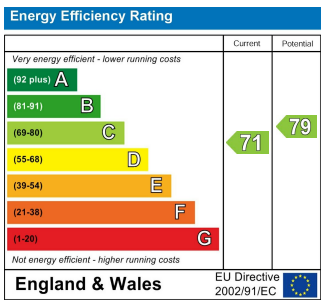
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be 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.



Greenways Property, Shoreham-by-Sea, West Sussex, BN43 6HR
Tel: 01273 28 68 98 | Email: info@greenwaysproperty.com | www.greenwaysproperty.com