

32 Queens Road, Brighton, BN1 3YE

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

www.psandb.co.uk



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

EXCLUSIVELY FOR RESIDENTS AGED 55 AND OVER A STUNNING, NEWLY REFURBISHED one-double-bedroom apartment situated on the fourth floor of a well-maintained, purpose-built development exclusively for residents aged 55 and over. Perfectly positioned just moments from the amenities of Church Road, Harewood Court offers effortless access to local shops, cafés, and excellent bus links.

This beautifully updated apartment features a BRIGHT, GENEROUSLY SIZED reception room, a comfortable double bedroom complete with built-in wardrobes, and a CONTEMPORARY, FULLY FITTED KITCHEN equipped with an electric oven, hob, and washing machine. The BRAND NEW, LUXURIOUS SHOWER ROOM has been finished to an immaculate standard, providing a modern and practical space. For added convenience, each block within the development benefits from two lifts, ensuring smooth and reliable access throughout.

Residents of Harewood Court enjoy an impressive selection of communal amenities, including a welcoming reception lounge, a quiet library, an on-site hairdressing salon, a bright conservatory, beautifully kept courtyard gardens, and a COMMUNAL ROOF TERRACE offering additional outdoor space. Guest rooms are available for visiting family and friends (subject to availability), and a Carelink alarm service is offered for extra peace of mind (at the tenant's own cost).

Offered unfurnished and available immediately.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	82
(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	

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		
England & Wales	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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