

Sawyer&Co.
sales & lettings

Harewood Court, Wilbury Road, Hove

East Sussex

Guide Price £250,000 – £275,000



Harewood Court, Hove

Perfectly positioned in the heart of Hove with an excellent choice of amenities on Church Road is this ONE BEDROOM SIXTH FLOOR APARTMENT with a PRIVATE BALCONY. For sale with NO ONWARD CHAIN.

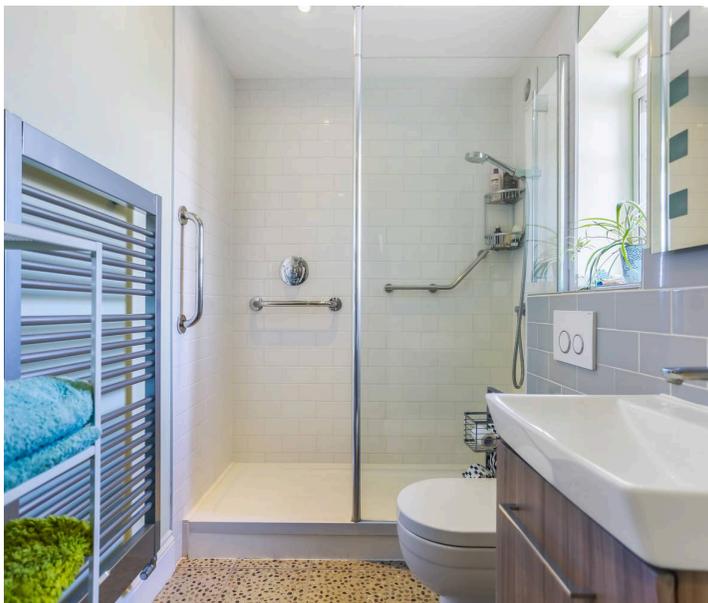
Set on the top floor of this sought-after block for the Over-55s, this beautifully presented apartment has the bonus of a private, east-facing balcony providing unique city and sea views. This wonderful home benefits from excellent natural light throughout the day.

The property is in excellent condition throughout and incorporates a separate modern kitchen with dual aspect windows, a large bright lounge/dining room, a well-proportioned double bedroom with built-in wardrobe/storage and a spacious, contemporary shower room.



The block's communal areas include a superb residents' lounge, kitchen, library and hair salon, along with beautifully planted communal gardens, and a fantastic roof terrace with far-reaching views. Unreserved private parking is also available to residents with cars.

Located in the very heart of Hove on a lovely tree-lined road, Harewood Court offers secure living for the Over-55s. It is only a short walk from the seafront, Hove Lawns and St Ann's Well Gardens. For cricket lovers, Sussex County Cricket Ground is just around the corner. When it comes to shops, bars and restaurants, there's no shortage of choice as the amenities of Church Road, Western Road and Brighton City centre are



The Local Area

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EPC rating - D

Council Tax - B

Parking -N

Broadband & Mobile Phone Coverage -

Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 103 years

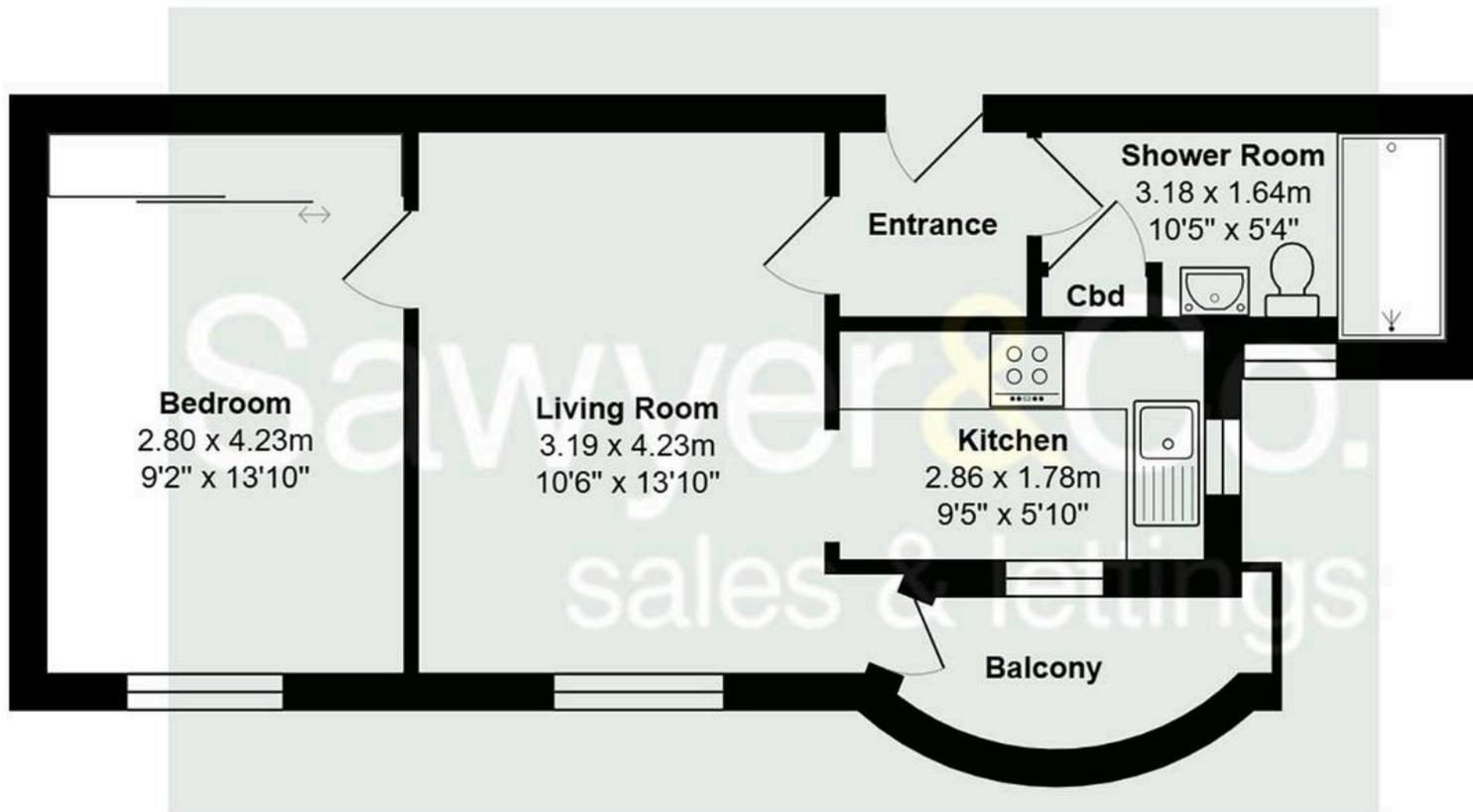
Ground Rent - £100

Service Charge - £2,789 pa

Reserve Fund - £36.50 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 39.4 m² ... 424 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.