



28 Carmel House

Hove BN3 5PE

Asking Price Of £175,000

- CONVENIENT LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN

- LIVING/DINING ROOM
- SOUTH FACING COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LIVING ROOM

RETIREMENT FLAT situated in this most convenient location on level ground and within a short walk of local shops, cafes and eateries. Forming part of the second floor of this purpose-built block offering good size one bedroom accommodation with a modern shower room and open plan kitchen/living room. The flat is presented in good order throughout.

The building benefits from a house manager and has delightful south facing communal gardens. The other communal facilities include a laundry and living room. There is also an option to book the guest room subject to availability.

ENTRANCE HALL Double airing cupboard housing hot water cylinder.

KITCHEN Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboard and drawers under, matching eye level wall cupboards, electric cooker, fridge/freezer, tiled splashback.

LIVING ROOM/DINING ROOM UPVC double glazed windows, heater.

BEDROOM Fitted double wardrobes, UPVC double glazed window, heater.

SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls.

OUTSIDE

COMMUNAL SOUTH/WEST FACING GARDENS

COMMUNAL KITCHEN, LIVING AND LAUNDRY ROOMS

GUEST ROOM

HOUSE MANAGER

OUTGOINGS

LEASE 151 years remaining

MAINTENANCE £220 per calendar month.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

CARMEL HOUSE

HOVE

APPROXIMATE GROSS INTERNAL AREA
45.1 sq m / 485 sq ft



Second Floor
45.1 sq m / 485 sq ft

Whitlock & Heaps logo, disclaimer text, and various icons for features like Measuring Points, Storage Cupboard, etc.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |