

Sawyer&Co.  
sales & lettings



# Harewood Court, Hove

East Sussex

Guide Price £210,000 – £230,000



## Harewood Court

Perfectly positioned in the heart of Hove with an excellent choice of amenities on Church Road; a BRIGHT ONE BEDROOM WEST FACING SECOND FLOOR (LIFT ACCESS) OVER 55's APARTMENT with lovely COMMUNAL GARDENS.

Set on the third floor of a sought-after building, the property boasts a generously proportioned lounge, which benefits from natural light and provides a delightful living space. The separate kitchen features abundant storage, and is naturally illuminated by an attractive curved bay window.

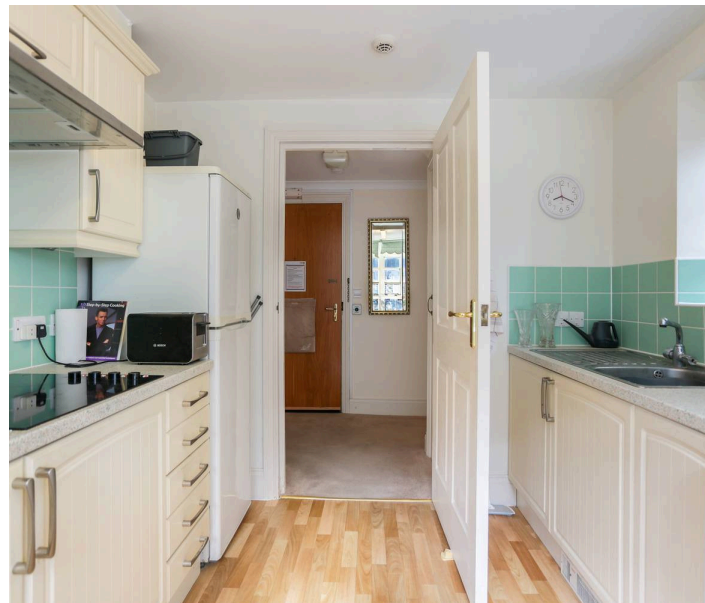
The good-sized double bedroom comes complete with built-in wardrobes and the modern shower room features a white suite.

The development offers well-maintained communal gardens, providing residents with a pleasant outdoor space. The property's west-facing position ensures excellent natural light throughout the day.

### In The Local Area

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 all close at hand with a wide variety of both independent and high street stores. Plenty of bus services provide access to all parts of the city as well as nearby towns and villages, and Hove train station is only half a mile away, providing regular train services to London and Gatwick.

#### **Further Information**

The property is situated in Parking Zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - C

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**

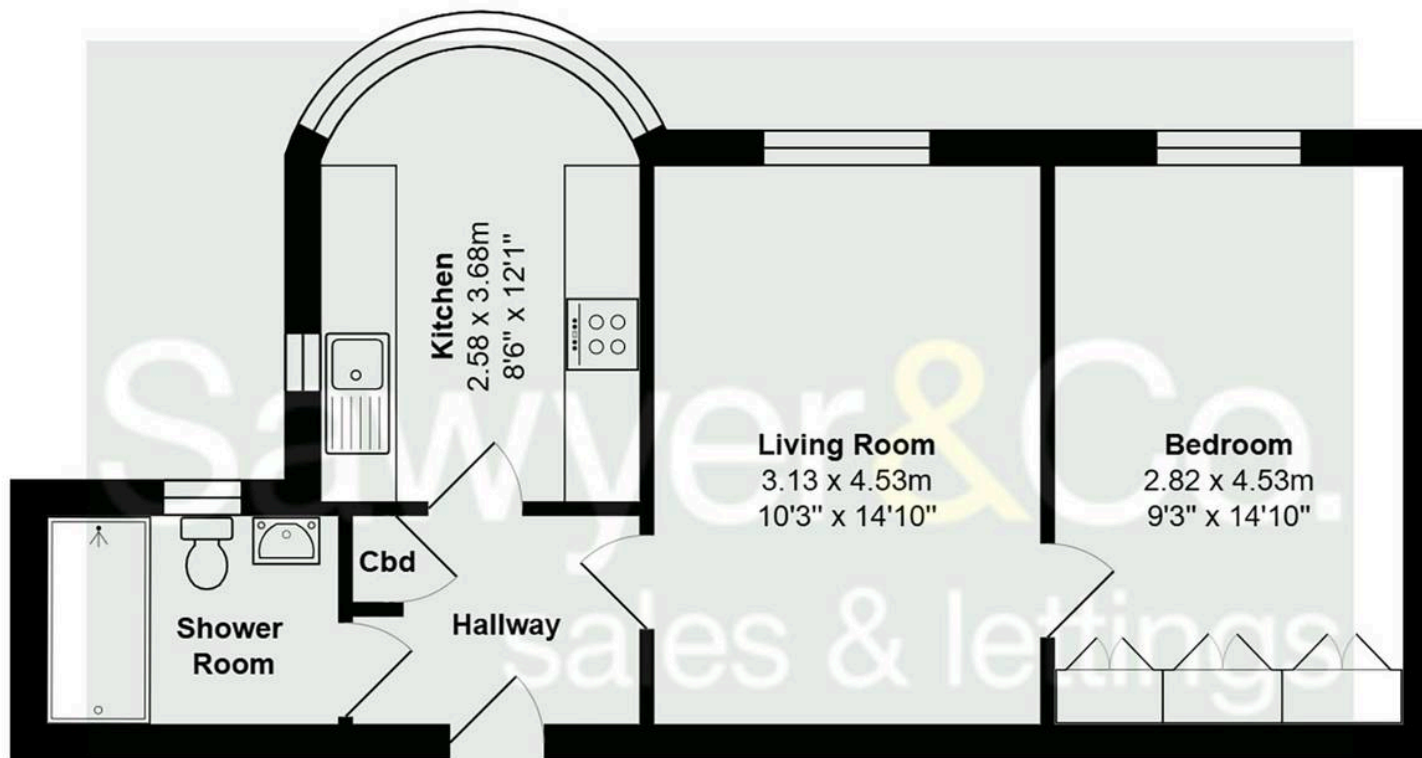
Tenure: Leasehold

Unexpired term on lease -102 years

Service Charge - £3,600.03pa.

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





**Total Area: 45.2 m<sup>2</sup> ... 487 ft<sup>2</sup>**

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.