



86 Harewood Court, Wilbury Road, Hove, BN3 3GL

Greenways Property are delighted to offer this well-presented one double bedroom apartment within the sought-after Harewood Court retirement development for the over-55s. Situated on the third floor, the apartment offers a bright living room and separate kitchen with selected integrated appliances, both enjoying an easterly aspect.

The property further benefits from a modern shower room and a spacious double bedroom with a large walk-in storage cupboard. Harewood Court offers an excellent range of resident facilities, including a House Manager, beautifully maintained communal gardens with seating areas, residents' lounge, library, games room, two guest suites and an on-site hairdressing salon.

Guide price £230,000

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- One double bedroom apartment
- Popular over-55s retirement development
- Third-floor apartment with passenger lifts
- Easterly aspect overlooking communal gardens
- Communal gardens, residents' lounge and roof terraces
- No onward chain

Entrance Hall

7'8" x 5'8" (2.34m x 1.74m)

Doors leading to the living room, kitchen and shower room. Storage cupboard housing the utility meters.

Living Room

14'11" x 9'9" (4.55m x 2.98m)

Bright easterly-aspect room with a window overlooking the communal gardens. Radiator, multiple power points, telephone point and TV point.

Kitchen

11'8" x 8'5" (3.56m x 2.59m)

Featuring an easterly-facing bay window overlooking the communal gardens. Fitted with a range of matching wall and base units with complementary work surfaces, sink and drainer, four-ring hob and eye-level oven. Space for a washing machine and fridge freezer.

Bedroom

12'3" x 8'7" (3.74m x 2.62m)

Easterly-aspect room with rooftop views across Hove and the communal gardens. Built-in wardrobes with hanging and shelving space, together with additional overhead storage. Radiator, multiple power points, telephone point and TV point. Door to a generous walk-in storage cupboard measuring approximately 5'8" x 3'4" (1.75m x 1.04m).

Shower Room

7'9" x 5'1" (2.38m x 1.56m)

Modern white suite comprising a shower cubicle, low-level WC, wash hand basin, mirrored vanity cabinet, side window and radiator.

Outside

Roof Terraces

Residents have access to two roof terraces offering panoramic views across the city and towards the sea. Access is via the lift or stairs to the

seventh floor, where chairs are available for residents wishing to relax outdoors.

Communal Gardens

Well-maintained communal gardens with seating areas, an ornamental fishpond and attractive flower beds.

Other communal Areas

Residents' lounge, library/function room, games room, four passenger lifts, weekday daytime House Manager, entry phone security system and an active residents' association.

Other Information

Lease: 102 years remaining

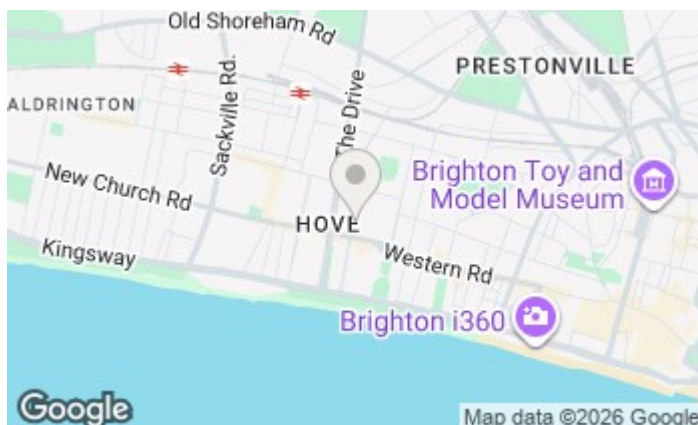
Tenure: Leasehold

Service Charge: TBC

Ground Rent: £100.00 per annum

Council Tax Band: B

Parking: Unallocated parking for residents and parking zone N



Directions

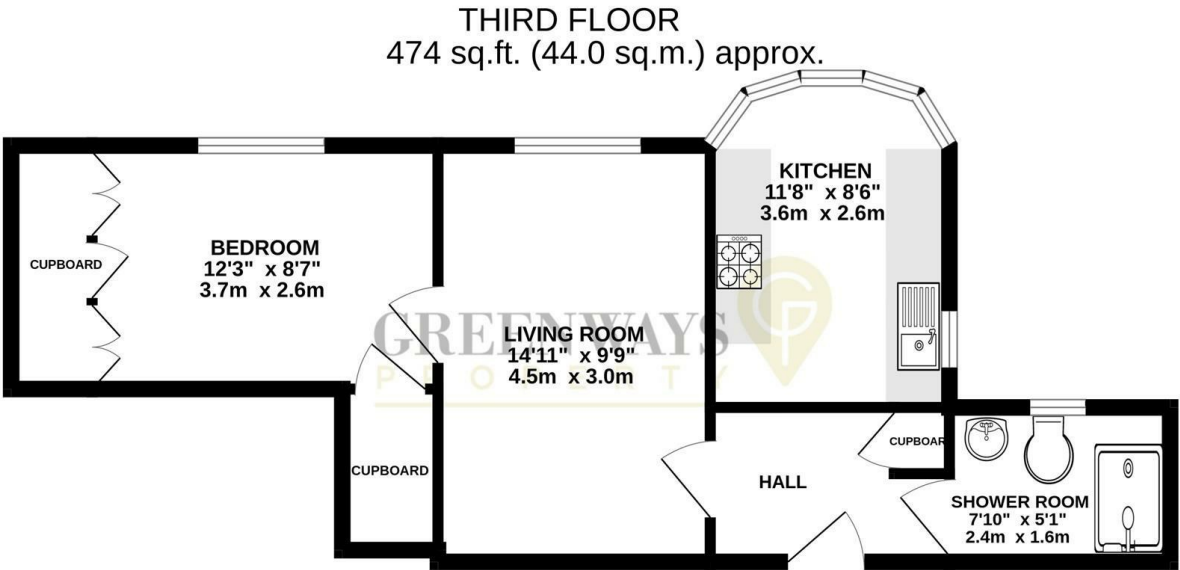
From Hove Railway Station, head east and follow Station Approach (B2120). Continue straight through the roundabout onto Denmark Villas, across the mini roundabout before turning left onto Eaton Road. From there, take a right onto Wilbury Road where Harewood Court will be found on the right hand side after a short distance. Approx. 0.9 miles.

01273 28 68 98

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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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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.

