GREENWAYS PROPERTY

Estate and Letting Agents









57 Harewood Court, Wilbury Road, Hove, BN3 3GJ

This one double bedroom apartment in this sought after age restricted complex of Harewood Court (over 55's only). The property is located on the ground floor. There is a living room and separate kitchen with space for appliances. The property has an easterly aspect overlooking the communal gardens. There is a shower room and one double bedroom with built in wardrobes.

Harewood Court offers many facilities for residents including a building manager, communal gardens and seating areas, residents living room, library, games room, two guest apartments and a hairdressers.

The location of this property is truly unbeatable, with a fabulous array of amenities, shops, and restaurants right at your doorstep. Whether you fancy a leisurely stroll in the gardens, a dip in the sea or a quick trip to the nearby shops, everything you need is within reach.

Guide price £235,000

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- Over 55's Only
- One Double Bedroom
- Ground Floor Flat
- Many Communal Areas
- Excellent Central Location
- Gardens and roof terrace

Entrance Hall
6'9" x 5'5" (2.06 x 1.67)
Doors to all rooms. Coved ceiling. Central heating thermostat. Door leading to:

Living Room
15'2" x 10'3" (4.63 x 3.14)
Double glazed window over looking the communal gardens. Coved ceiling, radiator, telephone and TV aerial point.

Kitchen
9'2" x 9'2" (2.80m x 2.80)
Fitted kitchen with wall and floor mounted units, windows to the side and gardens, four ring hob with extractor fan over, roll top work surface with inset stainless steel sink and drainer, mixer tap, eye level oven, integrated fridge and additional appliances including washing machine and freezer. Wall mounted Worcester central heating gas boiler.

Bedroom
13'1" x 9'5" (4.01 x 2.89)
Double glazed window overlooking the gardens, TV and telephone point., coved ceiling, radiator and built in wardrobes with drawers and additional storage above.

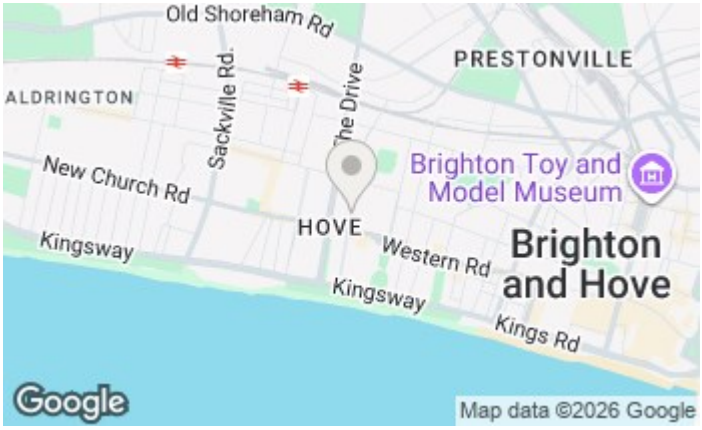
Shower Room
8'9" x 5'3" (2.68 x 1.61)
White suite comprising walking double shower, low level WC and wash basin. Window to the side with obscured glass. Heated towel rail.

Communal Areas
Gardens - Private garden for residents with a paved area for chairs and benches surrounded by flower borders and a fishpond with a fountain.

Roof Terrace - All residents have access to the roof terraces with stunning panoramic views along the coast, across the city and towards the South Downs.

Other Areas - There is a communal residents lounge, a library/function room, four passenger lifts, a weekday/daytime house manager, two guest apartments, security entry phone door system and an active residents association.

Other Information
Tenure: Leasehold
Lease: 125 years from 25 December 2003 (103 years remaining)
Service Charge: £3,055.66
Reserve Account: £80.92
Total: £3,136.58
Ground Rent: £100 per annum
Council Tax Band: B
Local Authority: Brighton and Hove
Parking: Unallocated off street parking and Parking Zone N



Directions

From Hove Railway Station, head east and follow Station. Approach (B2120). Continue straight through the roundabout onto Denmark Villas 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.

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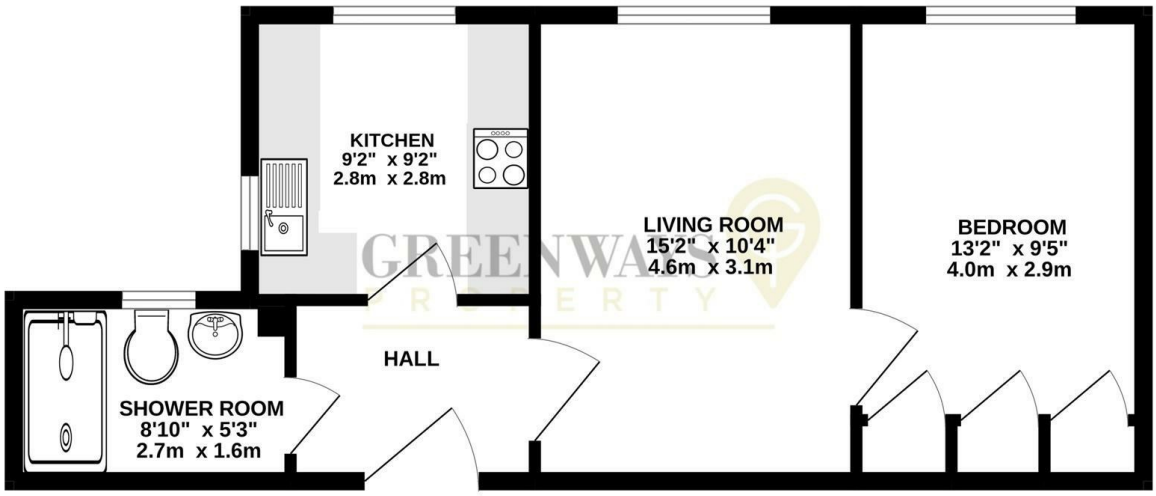






Floor Plan

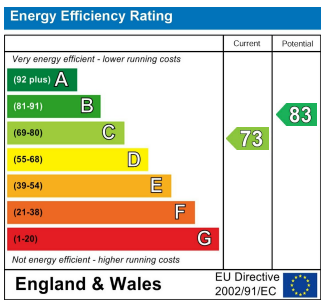
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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.



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