



## 47 Harewood Court Wilbury Road, Hove, BN3 3GJ

**Guide price £245,000**

Situated on the fifth floor of a popular building (for the over 55's), is this well presented one bedroom flat. Located just off Church Road in the centre of Hove, with its range of cafes, bars, restaurants and shops. Many bus routes are located nearby as is Hove mainline railway station. The apartment is spacious with a neutral décor and new carpeting, comprising one double bedroom with built in wardrobe and vanity, a good size kitchen with space for a breakfast table, living room and a shower room. The block itself also many communal areas, gardens and roof terraces aswell as two twin bedded guest rooms available for staying visitors.

## ENTRANCE HALL

7'8 x 5'9 (2.34m x 1.75m)

Doors to kitchen, living room and bathroom. Storage cupboard housing gas and water meters. Additional high level cupboard housing electricity consumer unit. Wall mounted thermostat.

## KITCHEN

11'2 x 8'7 (3.40m x 2.62m)

Double aspect room with a window to the side and additional westerly facing double glazed bay window overlooking the communal gardens. Modern fitted kitchen with floor and wall mounted units, work surface with stainless steel sink, drainer and mixer tap, four ring hob with extractor over, eye-level oven and tiled splash backs. Space and plumbing for washing machine and space for fridge freezer. Wall mounted combination boiler.

## LIVING ROOM

14'7 x 10'5 (4.45m x 3.18m )

Westerly aspect double glazed window overlooking the communal gardens. Radiator. Coved ceiling. TV and telephone point.

## BEDROOM

14'7 x 10'5 (4.45m x 3.18m)

Westerly aspect room with double glazed windows overlooking the communal gardens. Built-in wardrobes with dresser drawer unit. Radiator. Coved ceiling. TV aerial point.

## SHOWER ROOM

7'8 x 4'11 (2.34m x 1.50m)

Westerly aspect double glazed window with obscured glass. Modern suite comprising walk in shower cubicle, pedestal hand wash basin, low level close coupled W.C, part tiled walls and extractor fan. Radiator.

## COMMUNAL AREAS

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

Lease: - A new 250 year lease

Service Charge: £3,173.50

Reserve Fund: £42.86

Lift Reserve: £42.86

Total: £3,259.22

Ground Rent: £100 per annum

Council Tax Band: B

Local Authority: Brighton and Hove

Parking: Unallocated off street parking and

Parking Zone N

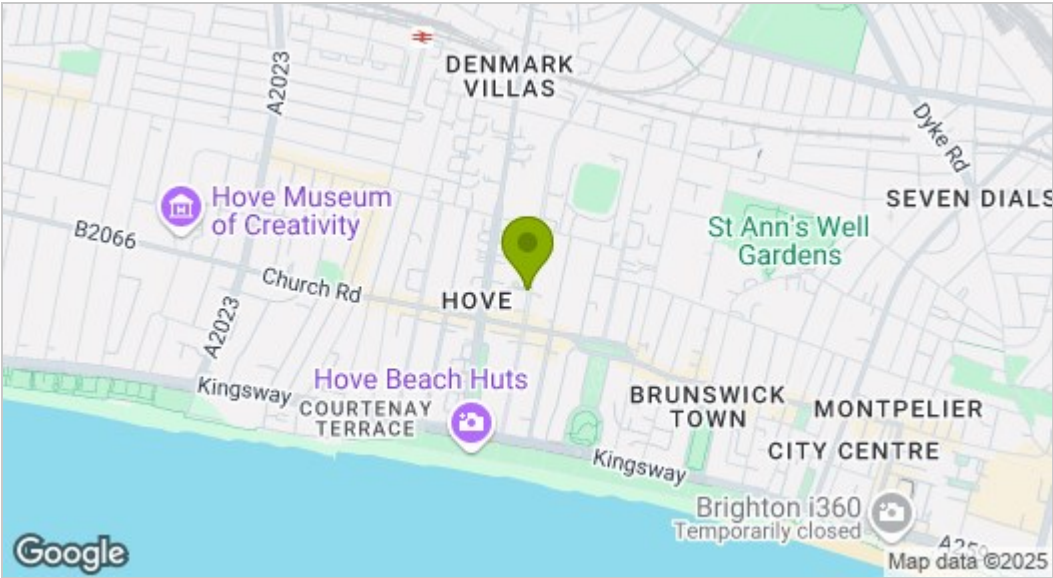
Floor Plan

FIFTH FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

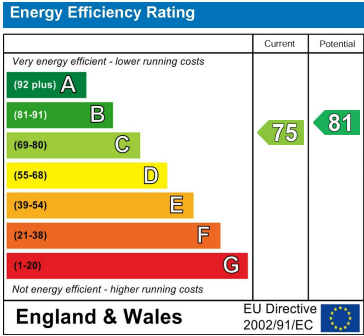


TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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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.  
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