



23 Harewood Court Wilbury Road, Hove, BN3 3GJ

Guide price £235,000

OVER 55 AGE GROUP - One bedroom, second floor apartment. Harewood Court is situated at the south end of Wilbury Road, close to the shops and restaurants of Church Road and easily accessible to many bus services. Hove promenade and seafront is approximately a quarter of a mile away and Hove railway station is within a mile of the building. Harewood Court is a purpose built development catering specifically for the over 55 age group and offering independent living in a secure environment. It has a communal residents lounge and gardens, passenger lifts, a weekday/daytime house manager, roof terraces, entry phone door security and an active residents association.

Entrance Hall

7'9 x 5'6 (2.36m x 1.68m)

Doors to kitchen, living room and bathroom. Storage cupboard housing gas meter. Additional high level cupboard housing electricity consumer unit.

Kitchen

14'6" x 9'2" (4.42 x 2.80)

Westerly aspect bowed double glazed 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 part tiled splash backs. Space and plumbing for washing machine and space for fridge freezer. Wall mounted combination boiler.

Living Room

14'6" x 10'7" (4.42 x 3.23)

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

Bedroom

14'6" x 9'2" (4.42 x 2.8)

Westerly aspect double glazed window overlooking the communal gardens. Built in wardrobes and storage, Radiator. Coved ceiling. TV aerial point.

Shower Room

7'10 x 5' (2.39m x 1.52m)

Westerly aspect double glazed window with obscured glass. The white suite comprises, a 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 flowers and a fishpond with fountain.

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

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

OTHER INFORMATION

Tenure - Leasehold

Lease - 105 years remaining (125 years from Dec 2003)

Service Charge - £2,956.28 per annum

Reserve Fund - £42.86 per annum

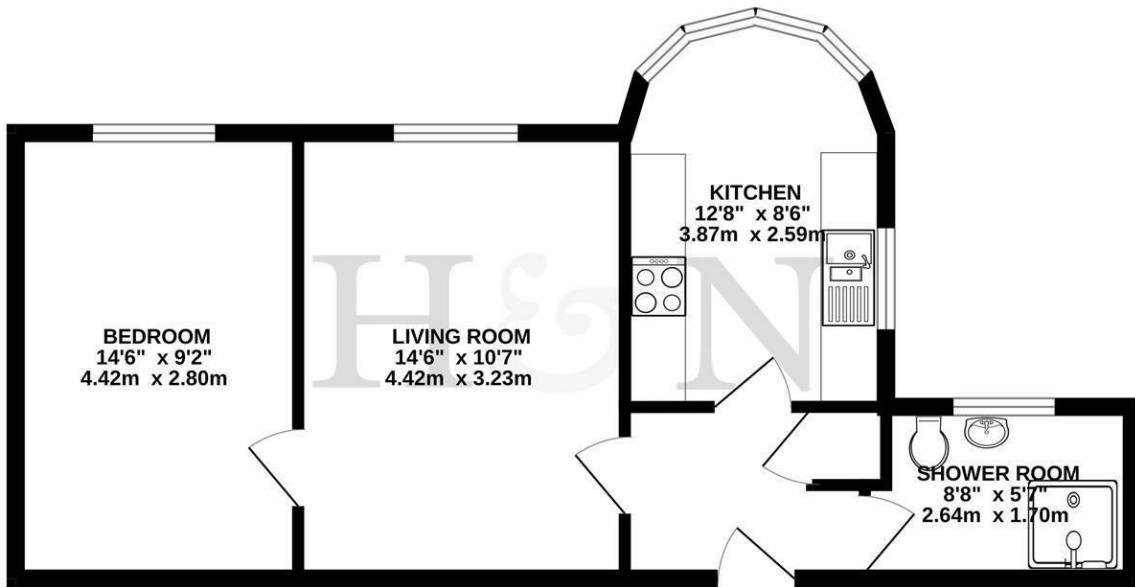
Lift Reserve £42.86 per annum

Ground Rent - £100 per annum

Council Tax Band - B

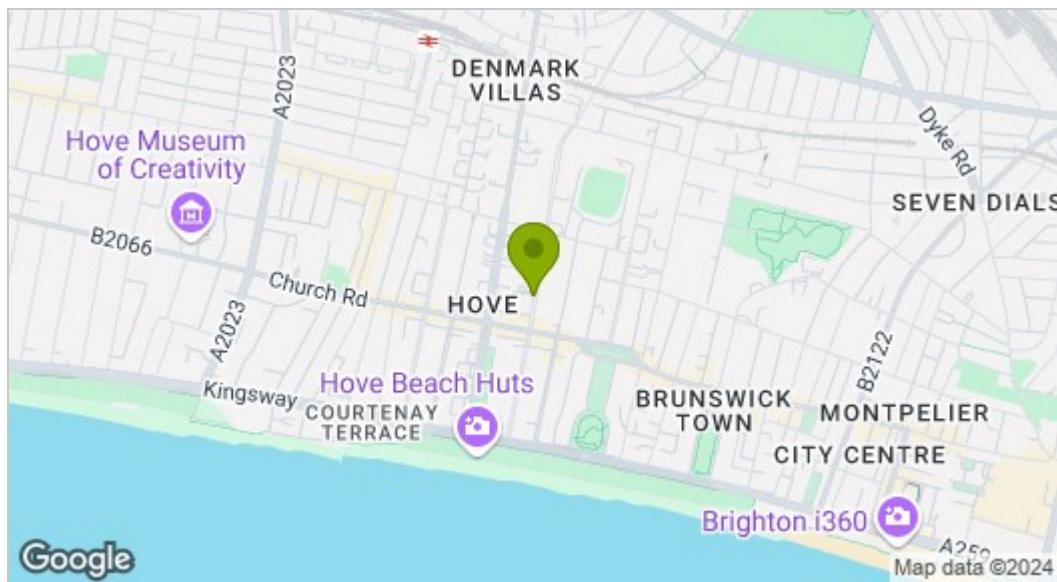
Floor Plan

SECOND FLOOR

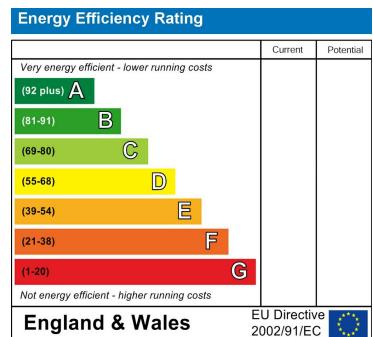


Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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



PLEASE NOTE:

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.