



17 Harewood Court Wilbury Road, Hove, BN3 3GJ

Situated in the heart of central Hove on sought-after Wilbury Road, this well-presented second floor retirement apartment for the over 55s enjoys pleasant views over Wilbury Road and offers bright and spacious accommodation throughout. The property comprises a double bedroom with built-in wardrobes, a generous living room, separate kitchen and shower room.

Recently redecorated throughout, the apartment also benefits from new carpets to the principal rooms and new flooring to the kitchen and shower room, creating a fresh and welcoming home ready for immediate occupation. Residents enjoy beautifully maintained communal gardens, roof terraces and excellent communal facilities, all just moments from Hove's shops, cafés, restaurants and transport links.

Guide price £250,000

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



- One double bedroom
- Recently redecorated throughout
- Communal gardens and roof terraces
- Over 55's Only
- New carpets to principal rooms
- Gas fired heating
- Second floor flat
- New flooring to kitchen and shower room
- No onward chain

ENTRANCE HALL

6'1" x 5'7" (1.87m x 1.72m)

Doors to kitchen, living room and shower room. Storage cupboard housing gas meter and an additional high-level cupboard housing the electricity consumer unit. Wall-mounted thermostat and neutral décor.

KITCHEN

12'1" x 8'6" (3.69m x 2.6m)

Bright double-aspect room with a side window and an easterly-facing double-glazed bay window overlooking Wilbury Road. Modern fitted kitchen comprising a range of floor and wall-mounted units with work surfaces, stainless steel sink with drainer and mixer tap, four-ring hob with extractor over, eye-level oven and tiled splashbacks. Space and plumbing for a washing machine and space for a fridge freezer. Wall-mounted combination boiler. Newly fitted flooring.

LIVING ROOM

14'6" x 10'6" (4.42m x 3.22m)

Easterly aspect double-glazed window overlooking Wilbury Road. Radiator, coved

ceiling, TV and telephone points. Newly fitted carpet.

BEDROOM

15'0" x 6'6".272'3" (4.59m x 2.83m)

Easterly aspect double-glazed window overlooking Wilbury Road. Built-in wardrobes with dresser drawer unit, radiator, coved ceiling and TV aerial point. Newly fitted carpet.

SHOWER ROOM

8'11" x 5'0" (2.74m x 1.53m)

Easterly aspect double-glazed window with obscured glass. Modern suite comprising a walk-in shower cubicle, pedestal wash hand basin, low-level close-coupled W.C., part-tiled walls, extractor fan and radiator. Newly fitted flooring.

COMMUNAL AREAS

Gardens – Private residents' garden with a paved seating area, benches, well-established flower borders and an ornamental fishpond with fountain.

Roof Terraces – Access for all residents to roof terraces offering stunning panoramic

views along the coast, across the city and towards the South Downs.

Other Areas – Communal residents' lounge, library/function room, four passenger lifts, weekday daytime house manager, entry phone security system and an active residents' association.

OTHER INFORMATION

Lease: 102 years remaining (125 years from 24.12.2003)

Service Charge: £3,236.94 per annum

Reserve Fund: £85.72 per annum

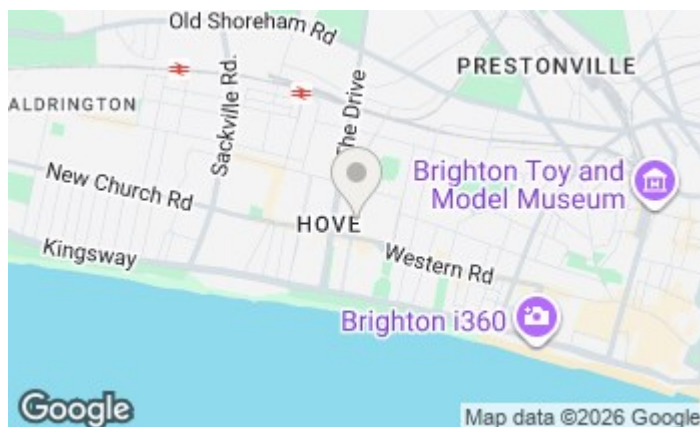
Ground Rent: £100 per annum

Total: £3,422.66 per annum

Council Tax Band: B

Local Authority: Brighton & 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, 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.

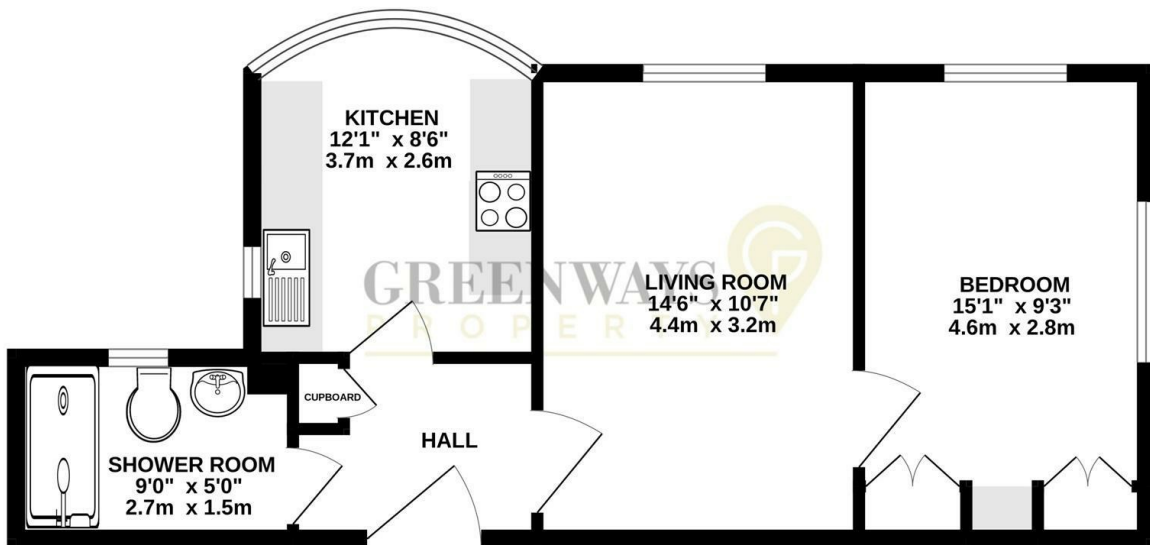
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Floor Plan

SECOND 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	