

## Flat 52 Harewood Court, Wilbury Road, Hove BN3 3GJ

Asking Price Of £275,000

- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE BALCONY
- SEA VIEWS
- CENTRAL LOCATION
- COMMUNAL FACILITIES

Forming part of the seventh floor of this purpose built retirement block having a south east aspect with far reaching and sea views from the majority of rooms. The one double bedroom accommodation is presented in excellent order with a modern shower room. The kitchen opens up onto the spacious living/dining room which has access onto the south facing private balcony.

The building benefits from a communal laundry room, living room and gardens with an on site house manager.

Situated in this central and convenient location just off just Church Road with its array of shopping facilities, eateries and cafes. Hove seafront, cricket ground and mainline station are all within walking distance.

Being sold with no onward chain.

**ENTRANCE HALL** Fitted cupboard.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with stainless steel extractor over, eye level oven, integrated dishwasher, space for fridge, 'Worcester' wall mounted gas boiler, radiator, tiled splashback, double aspect.

**LIVING/DINING ROOM** Double aspect, two radiators, entry system telephone.

**BALCONY** Space for table and chairs, sea view.

**BEDROOM** Double aspect with sea views, range of fitted wardrobes, radiator.

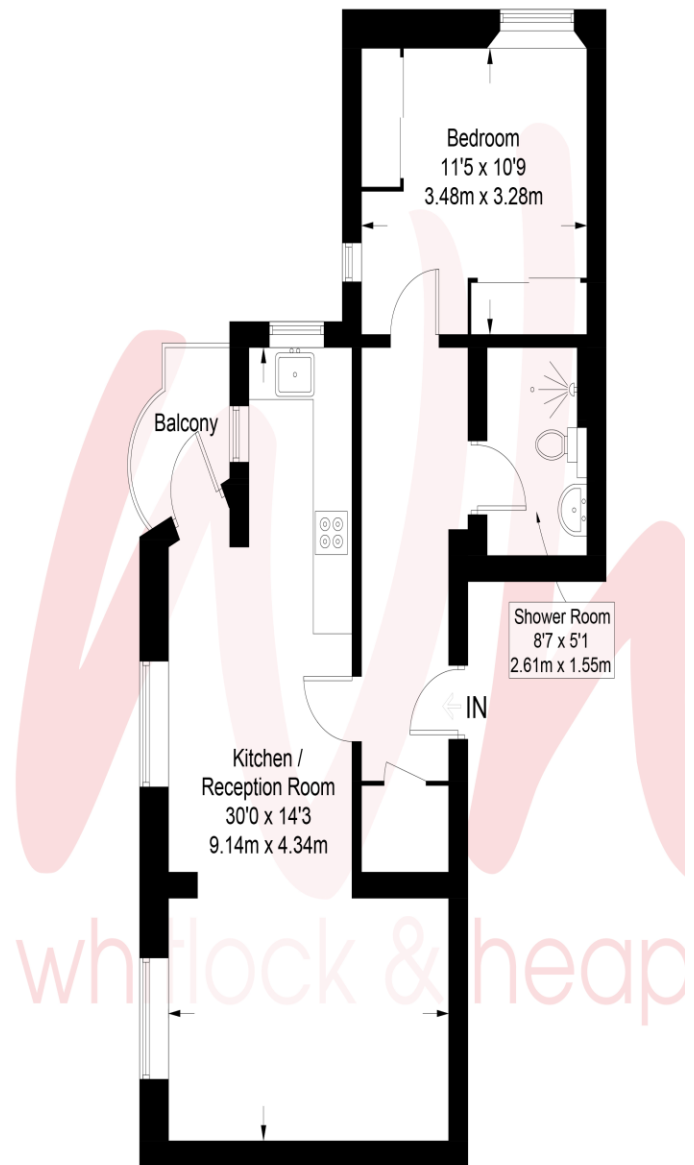
**SHOWER ROOM** Walk in shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, tiled walls.

**OUTSIDE** Communal Gardens, living room and laundry room.

**OUTGOINGS** Lease: 125 years from December 2003  
Maintenance: £3,295 per annum (includes service charge, lift reserve and reserve account)

Ground Rent: £100 per year

EPC rating: Current 57D Potential 79C



## Sixth Floor

Approximate Gross Internal Area = 604 sq ft / 56.1 sq m  
Including Limited Use Area (14 sq ft / 1.3 sq m)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Whitlock and Heaps 2022

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