



32 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 third floor. There is a living room and separate kitchen with space for appliances. The property has a westerly aspect. 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 suites 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 £240,000

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- Over 55s Only
- Passenger lifts
- One double bedroom
- Communal Gardens and Roof Terrace
- Third floor accommodation
- Superb central location

ENTRANCE HALL

7'8 x 5'7 (2.34m x 1.70m)

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

11'6 x 8'6 (3.51m x 2.59m)

Double aspect room with a window to the side 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

14'6 x 10' (4.42m x 3.05m)

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

BEDROOM

14'4 x 8'6 max (4.37m x 2.59m max)

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

SHOWER ROOM

7'9 x 4'11 (2.36m 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: - 125 Years from 2003 (104 Years remaining)

Service Charge: £2,891.34

Reserve Fund: £39.04

Lift Reserve: £39.04

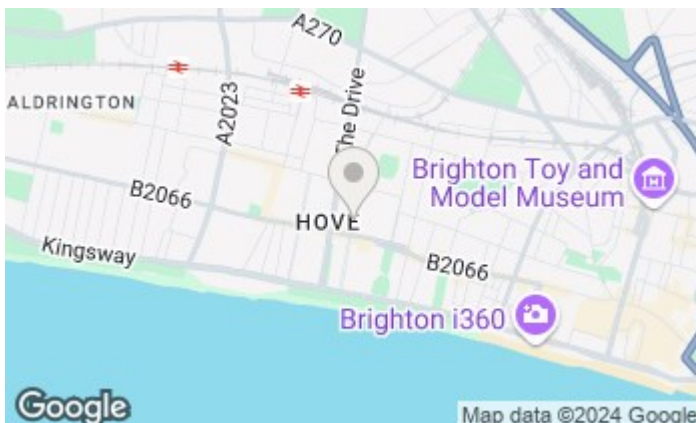
Total: £2,969.42

Ground Rent: £100 per annum

Council Tax Band: B

Local Authority: Brighton and Hove

Parking: Unallocated off street parking and Parking Zone N



Directions

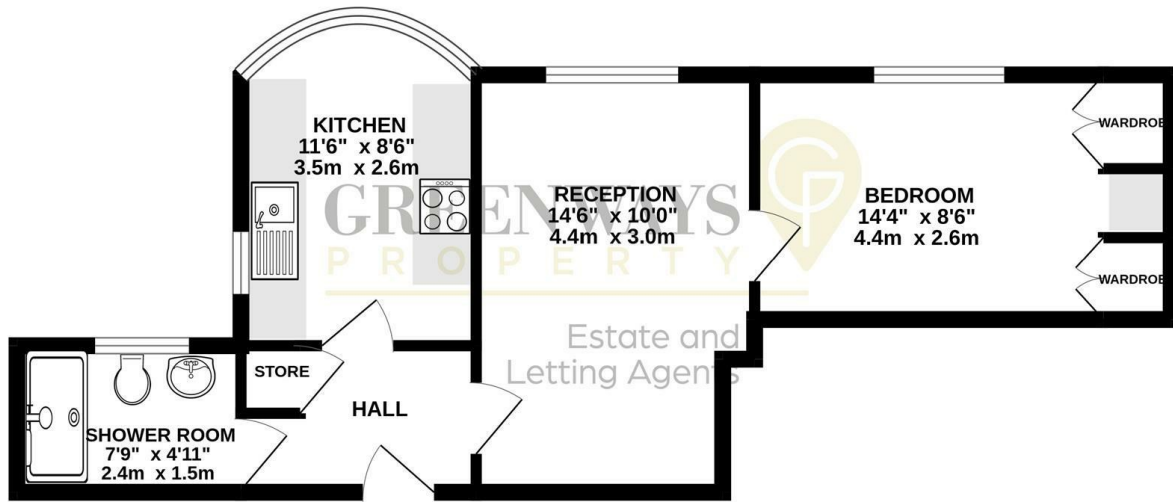
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Floor Plan

THIRD FLOOR 441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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		77	81
(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	