



18 Amber Court, Holland Road, Hove, BN3 1LU

Price £135,000 Leasehold

Elliotts are delighted to offer for sale a ONE DOUBLE BEDROOM retirement apartment for the 60 YEARS AND ABOVE in this prime CENTRAL HOVE location with excellent RESIDENT FACILITIES and accommodation which includes a WEST FACING LOUNGE, good size DOUBE BEDROOM, MODERN KITCHEN and SHOWER ROOM/WC.

- First Floor Retirement Flat
- 60 Years & Above
- West Facing Lounge
- Kitchen
- Double Bedroom
- Shower Room/WC
- Residents Lounge
- Communal Laundry
- Guest Suite
- Chain Free



www.elliottsestateagents.co.uk

2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

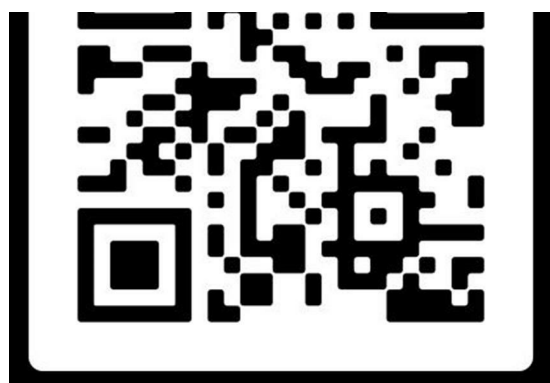
E: mail@elliottsestateagents.co.uk

Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

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Working hard for you

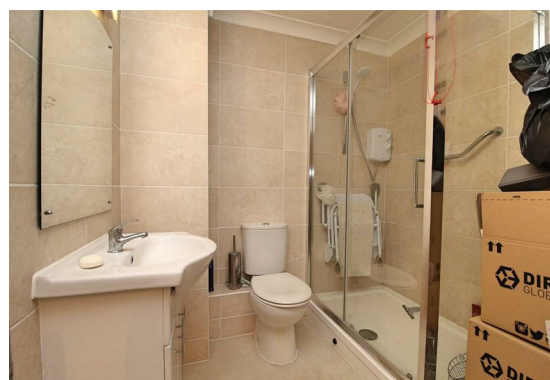


Amber Court, on Holland Road is ideally located in the very heart of central Hove, with its excellent range of independent shops, restaurants and bars, whilst also being ideally placed close to St Ann's Well Gardens, Hove Lawns, Brighton and Hove seafront and mainline railway stations.

Built by McCarthy & Stone, Amber Court has a pleasant environment in which to live and residents can also enjoy the communal garden. There is also the benefit of nicely decorated and carpeted communal ways, passenger lift, a manager and emergency call system. There is also an inviting residents lounge, guest facilities and laundry room.

18 Amber Court is located on the first floor with advantage of the 14' Westerly aspect lounge with a modern kitchen adjacent, as well as good size with built, off the hallway you'll also find a modern shower/WC.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



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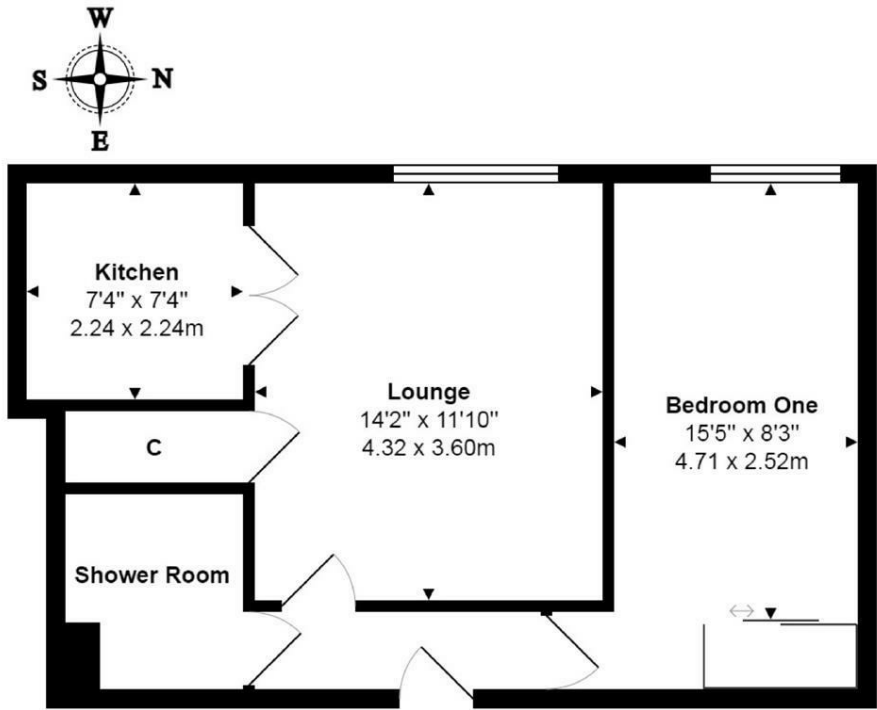
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Total Area: 472 ft² ... 43.9 m²
All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

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