



**£225,000**

A two bedroom, top floor, retirement flat offered for sale with immediate vacant possession and no onward chain.

The Vineries is located next to the very attractive St Ann's Garden which has a lovely café with a local feel. The busy Seven Dials is only a short walk away and offers a variety of shops and cafes with an eclectic feel.

Brought to the market with vacant possession and no onward chain this popular retirement development benefits from a house manager who is on call weekdays with the added advantage of a 24 hour care line which can be accessed from numerous points within the flat. The Vineries is a retirement property for the over 60's or if a couple, one must be over 60 years of age and the other over 55. Communal facilities include a lounge, conservatory and gardens.

The well-maintained secure entrance with communal stairs and lift rise to the top floor where the front door provides access into accommodation that comprises of an entrance hall with fitted storage and the added benefit of a separate WC/cloakroom.

There are two double bedrooms both with fitted wardrobes.

A lounge/dining room enjoys rooftop views and has a separate recessed kitchen which offers a wealth of cupboard and drawer storage both above and below working surfaces, there is an inset four ring electric hob and oven beneath and extractor hood

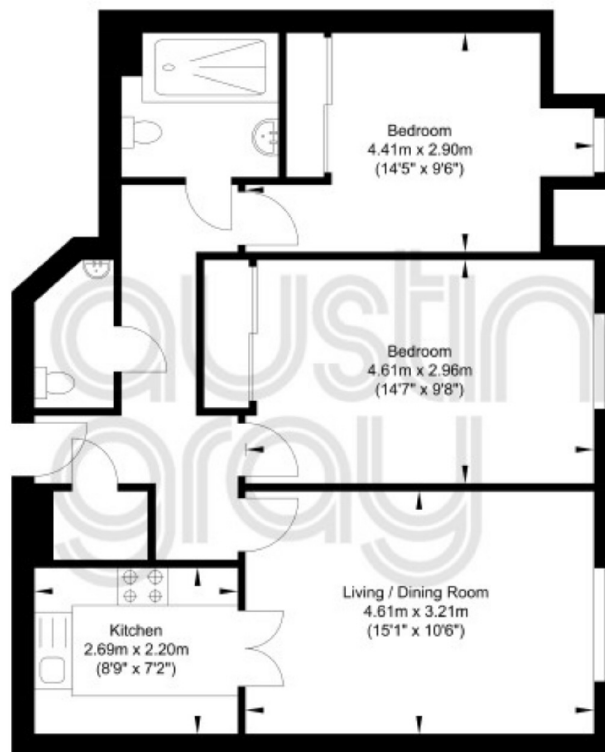
up over with standing space for appliances.

There is a modern shower room/WC with a walk-in shower cubicle, wash basin and WC.

Outside there are well maintained communal gardens and a secure visitors space.



# The Vineries, Hove



Approximate Floor Area  
699.33 sq ft  
(64.97 sq m)

Approximate Gross Internal Area = 64.97 sq m / 699.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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