

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



28 The Vineries Nizells Avenue

Hove, BN3 1PY

£350,000

A beautifully presented top floor retirement apartment with two double bedrooms, two bathrooms and a south west facing balcony with views towards St Ann's Well Gardens.

The Vineries is a retirement development of 51 properties arranged over four floors specifically for residents aged 60 years and over. The house manager can be contacted from various points within each property in case of an emergency. In the absence of the house manager being off duty there is a 24 hour emergency care line response system. There is a communal lounge for the residents along with landscaped gardens.

An impressive top floor retirement flat situated in an extremely popular modern development in Hove within a short walk of the bustling Seven Dials where an array of cafes, shops and other amenities can be found, and St Ann's Well Gardens offers recreational facilities. The property benefits from an allocated secure parking space, shared communal facilities to include the residents lounge, conservatory and landscaped gardens. Furthermore, there is a guest room with en-suite facilities, visitor parking and resident on site manager.

A two bedroom apartment with two double bedrooms rarely comes to the market in this sought after retirement block and this particular apartment is to be viewed to fully appreciate the aspect. A modern, well fitted, separate kitchen has a window overlooking St Ann's Wells Gardens and a dual aspect living/dining room has a balcony from where you can enjoy the sunny, south west aspect. Two spacious double bedrooms have ample fitted wardrobes and one has an en-suite shower room/WC in addition to a separate shower room/WC. The flat has had new storage heaters fitted and the flat has an allocated secure underground parking space.

- Leasehold 106 years remaining
- Service charge £3718.34
- Ground rent £277.42
- Council tax band D
- No onward chain

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



2



2

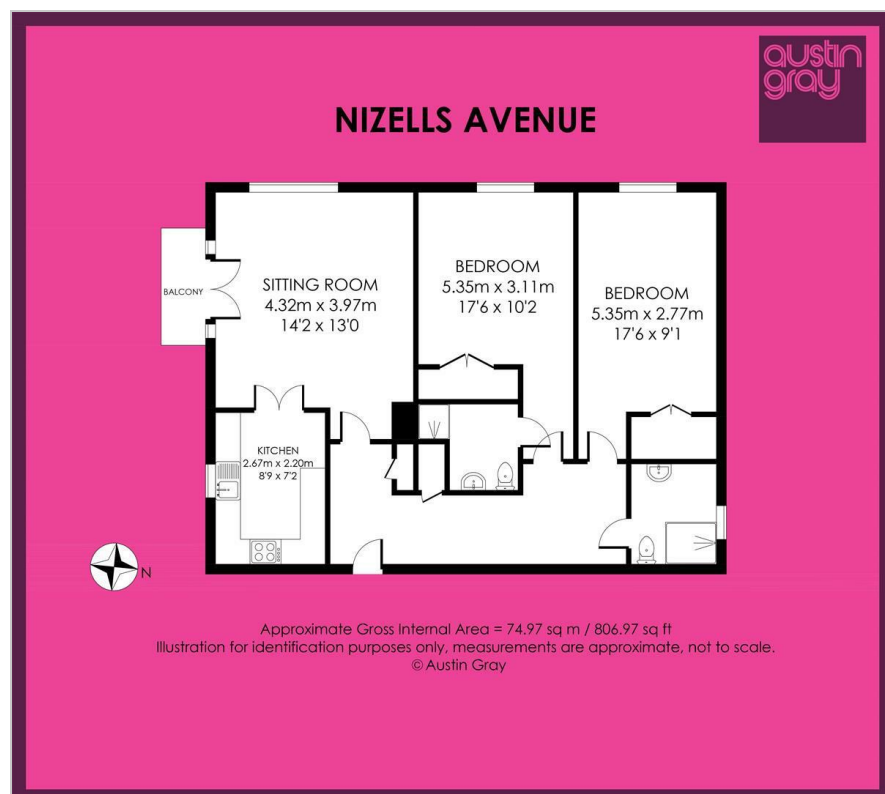


1

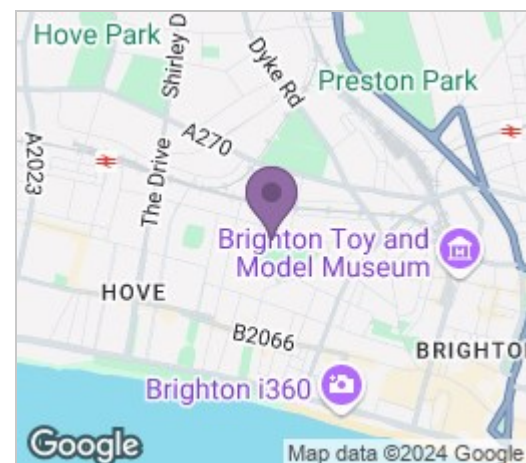


B

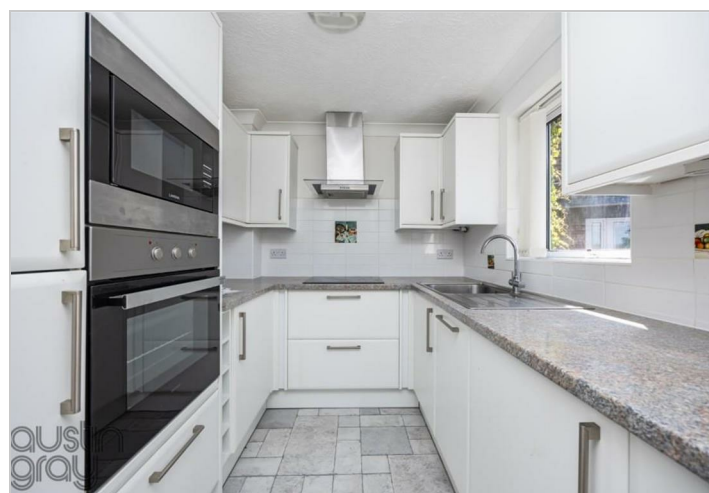
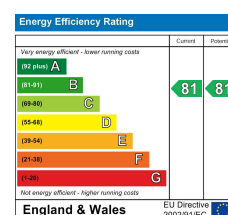
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray

first floor office 123-125 dyke road, hove, bn3 1tj

Tel: 01273 232232

residential@austingray.co.uk

www.austingray.co.uk

austin gray