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## 5 The Vineries Nizells Avenue

Hove, BN3 1PY

A spacious ground floor retirement flat situated in an extremely popular leafy development, ideal for those seeking independent retirement! The Vineries is located in Hove, right next door to St Ann Well's Gardens and its popular café, as well as being a short walk of the bustling Seven Dials where an array of cafes, shops and medical facilities can be found. 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. The flat has a private designated parking space.

**£295,000**

## 5 The Vineries Nizells Avenue

Hove, BN3 1PY



- 60+ Retirement Property
- Vacant Possession
- Ground Floor Flat With Patio And Balcony
- Extended Lease
- Private Designated Parking Space
- Further Communal Gardens
- No Onward Chain
- Two Double Bedrooms

Step through the well-maintained communal areas and into this charming flat via a spacious entryway, which is unique to this flat, the largest in the development. An airing cupboard is on the left. To the right, you will find two generously sized double bedrooms. The primary bedroom is light and airy, boasting fitted wardrobes and French doors that open onto a small private patio, surrounded by trees and landscaped gardens, offering a peaceful screen from the road while still allowing for a pleasant street view, perfect for relaxing and a bit of people-watching. The second bedroom is well proportioned, also with fitted wardrobes and is the perfect space for a study or guest bedroom.

Continuing down the hallway, you will discover a well-proportioned bathroom fitted with a corner shower, sink, WC and a heated towel rail. There is also a separate WC with its own sink, ideal for visiting guests.

At the end of the hall is a thoughtfully equipped kitchen complete with a dishwasher, washer/dryer, hob, and oven, along with a window overlooking the street. Adjacent to the kitchen is a spacious living room, which opens onto a private balcony through double doors, an inviting space for entertaining or enjoying a quiet evening.

Additional benefits include UPVC windows throughout, electric radiators as well as storage heating, and the right to use one of the underground parking spaces.

The Vineries is a retirement development of 51 properties arranged over four floors specifically for residents aged 60 years and over. Further benefits include an incredibly helpful live-in development manager plus a 24 hour emergency pull cord response system. As well as access to the communal lounge for the residents along with landscaped gardens.

Annual Service Charge: £4502.34

Ground Rent: 277.42

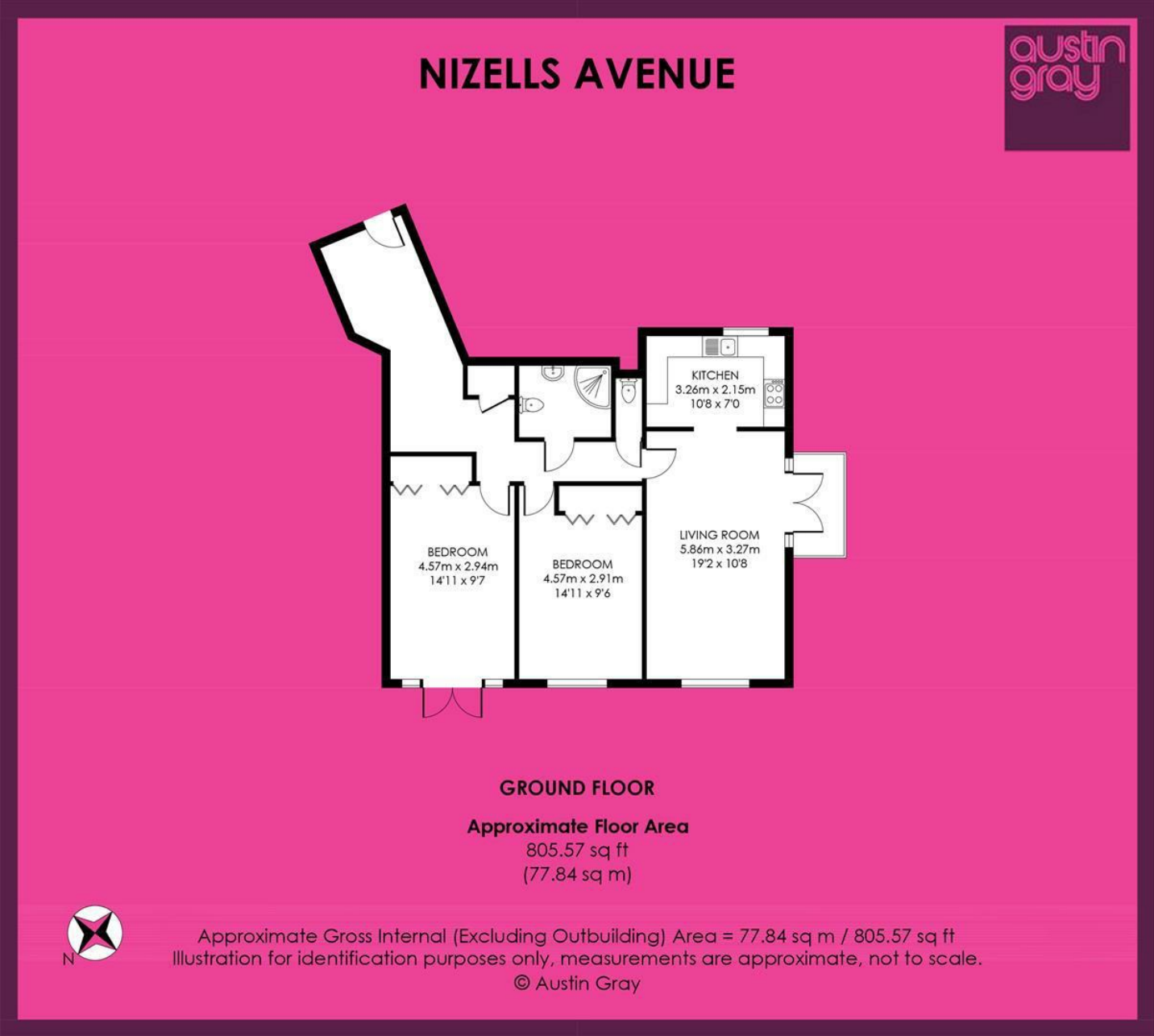
Council Tax Band: D

Lease extended to 105 years





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Council Tax  
Band:

Energy Efficiency Rating		
How energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
49-54	E	
41-48	F	
31-40	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	71	76

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