

# 48 Amber Court

Hove BN3 1LU

Asking Price Of £200,000

- TASTEFULLY REFURBISHED
- PRESENTED IN EXCELLENT ORDER
- RETIREMENT BLOCK FOR OVER 60'S
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- COMMUNAL LIVING AND LAUNDRY ROOMS

Whitlock and Heaps are pleased to bring to market this delightful top floor apartment with views over Hove and the i360. Served by a lift in a "Macarthy Stone" purpose-built retirement block. Recently refurbished to a tasteful and high standard, including modern economic heating and hot water systems, new carpets and a new kitchen with 'Bosch' integrated appliances. There are two good sized double bedrooms and a wet room. Situated in this central location, within walking distance of local amenities, St Anns Well Gardens and the seafront. The block itself benefits from communal facilities including a social room, patio garden and laundry room. A house manager is on site Monday-Friday and Careline pull cords are throughout.

**ENTRANCE HALL** 2 X Large fitted coat/store cupboards, Radiator, Virgin Media Connection point for Broadband/phone, Careline pull cord.

**KITCHEN** Incorporating sink unit with drainer, Instant hot water for mixer tap, integrated 'Bosch' oven, fridge/freezer, Dishwasher and extractor fan with pull out larder and units, Careline pull cord.

**LIVING ROOM** UPVC double glazed windows, radiator, 2 TV points and a BT socket for Broadband/phone, Careline pull cord.

**BEDROOM 1** Fitted wardrobes with mirrored doors, UPVC double glazed window, radiator, TV point, Careline pull cord.

**BEDROOM 2** UPVC double glazed window, radiator, Careline pull cord

**WET ROOM** Comprising corner shower area with 'Mira' electric shower and folding seat, instant hot water wash-hand basin with cupboard under, low level w.c., heater, towel radiator and tiled walls, Careline pull cord.

**OUTSIDE** Communal social room, garden and laundry rooms.

House Manager on site Monday-Friday 8.00 a.m. - 5.00p.m.  
24 hour emergency pull cord system throughout the flat.

## OUTGOINGS

Lease: 125 years from 1995.  
Maintenance: £4,155 p.a.  
Ground Rent: £581.00 p.a.

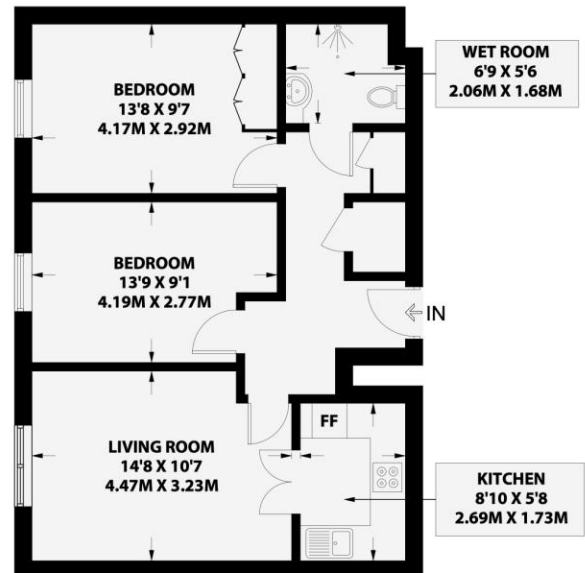
Council Tax Band D (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

## AMBER COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA  
621 sq ft / 57.7 sq m



**Fourth Floor**  
621 sq ft / 57.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard (2) (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Portslade Branch

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## Hove Branch

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