



13 Carmel House, Westbourne Street

Hove BN3 5PE

Asking Price Of £150,000

- FIRST FLOOR RETIREMENT FLAT
- CONVENIENT LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- COMMUNAL GARDENS
- COMMUNAL LIVING ROOM

RETIREMENT FLAT Forming part of the first floor of this purpose built block offering good size one bedroom accommodation with a shower room and South and West Facing open plan kitchen/living room. The flat is presented in good order throughout.

The building benefits from a house manager and has delightful south facing communal gardens. The other communal facilities include a laundry and living room. There is also an option to book the guest room subject to availability and unallocated parking to the front.

Situated in this convenient location with a short walk of local shops, and cafes with five bus routes and Hove seafront also being within easy reach.

ENTRANCE HALL Heater, airing cupboard housing hot water cylinder with linen shelving.

KITCHEN Incorporating stainless steel sink, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob, oven, space for fridge.

SOUTH AND WEST FACING LIVING/DINING ROOM Double glazed windows, two heaters.

BEDROOM Fitted wardrobe, heater, UPVC double glazed window.

SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c.

OUTSIDE

COMMUNAL SOUTH/WEST FACING GARDENS

COMMUNAL KITCHEN, LIVING AND LAUNDRY ROOMS

UNALLOCATED PARKING

GUEST ROOM

HOUSE MANAGER

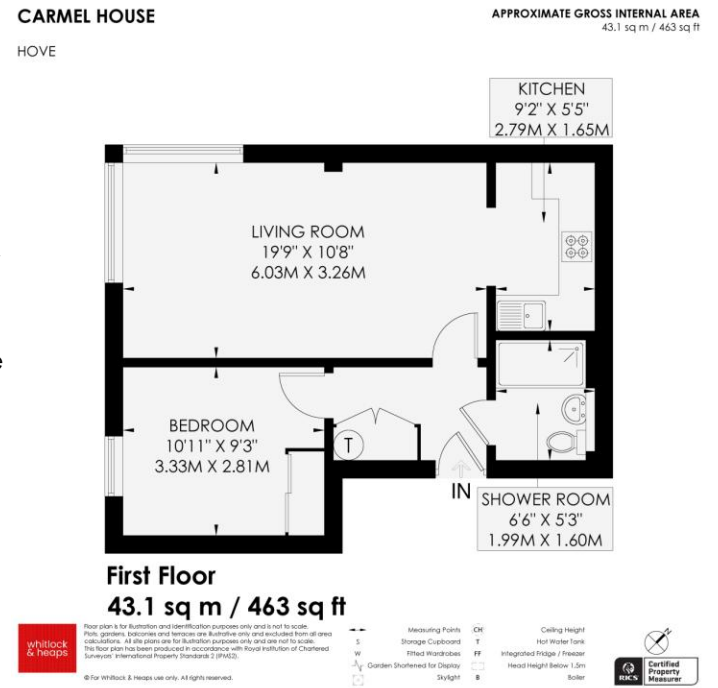
OUTGOINGS

LEASE 60 years remaining. With the ability to extend; please ask for details.

MAINTENANCE £240 per calendar month.

Council Tax Band B (taken from 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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