



Amber Court, Holland Road, Hove, BN3 1LU  
**£180,000**



# Amber Court, Holland Road, Hove, BN3 1LU

## £180,000

A spacious and well-presented two-bedroom flat, set on part of the first floor of this well-maintained and highly regarded retirement development for the over 60s. The property is presented in good decorative order throughout with no onward chain and enjoys a fantastic location close to all local amenities.





## Further Information

The accommodation includes a wide entrance hall with two large storage cupboards, generous living/dining room, bright fitted kitchen, modern shower room, and two well-proportioned bedrooms with built-in wardrobes. The property is bright and spacious throughout and is offered for sale with no onward chain.

Amber Court is a highly sought-after retirement block, designed with full accessibility in mind, including level access and lifts to all floors. There is a welcoming community atmosphere with regular social events for those who wish to take part, and residents benefit from a range of facilities including an on-site manager, Careline alarm service, residents' lounge, laundry, guest suite, gardens, communal car park, and kitchen.

The development is well placed on Holland Road in central Hove, moments from Palmeira Square and a short walk from the seafront and St Ann's Well Gardens. Shops, cafés, and bus routes are all close by, while Brighton city centre is within easy reach.

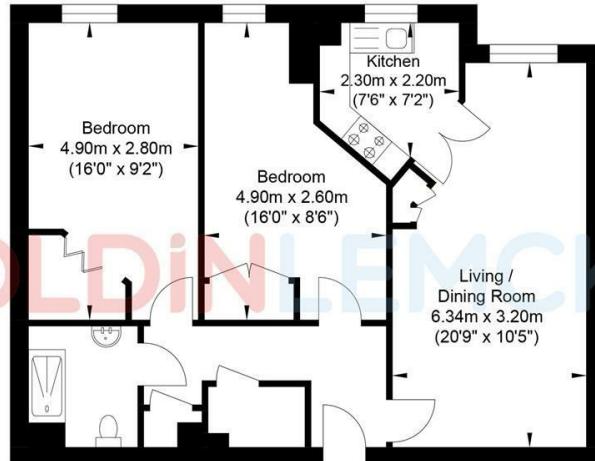


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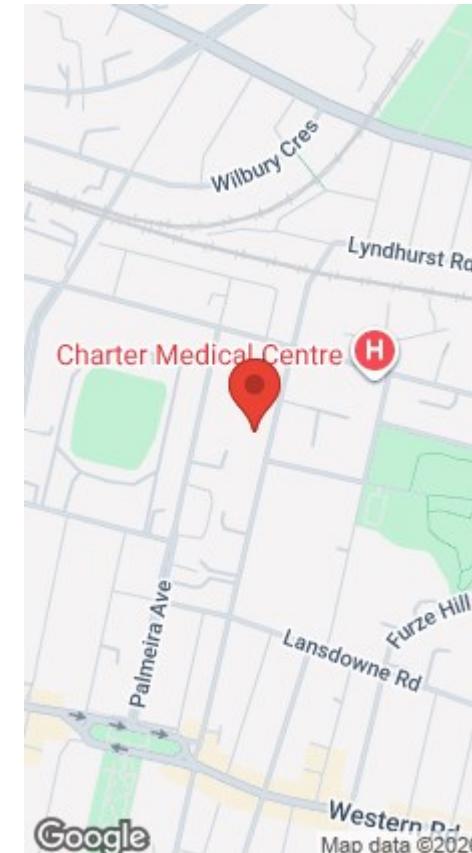
# Holland Road

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Ground Floor  
Approximate Floor Area  
678.12 sq ft  
(63.0 sq m)

Approximate Gross Internal Area = 63.0 sq m / 678.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## SELLING SOMETHING SIMILAR?

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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