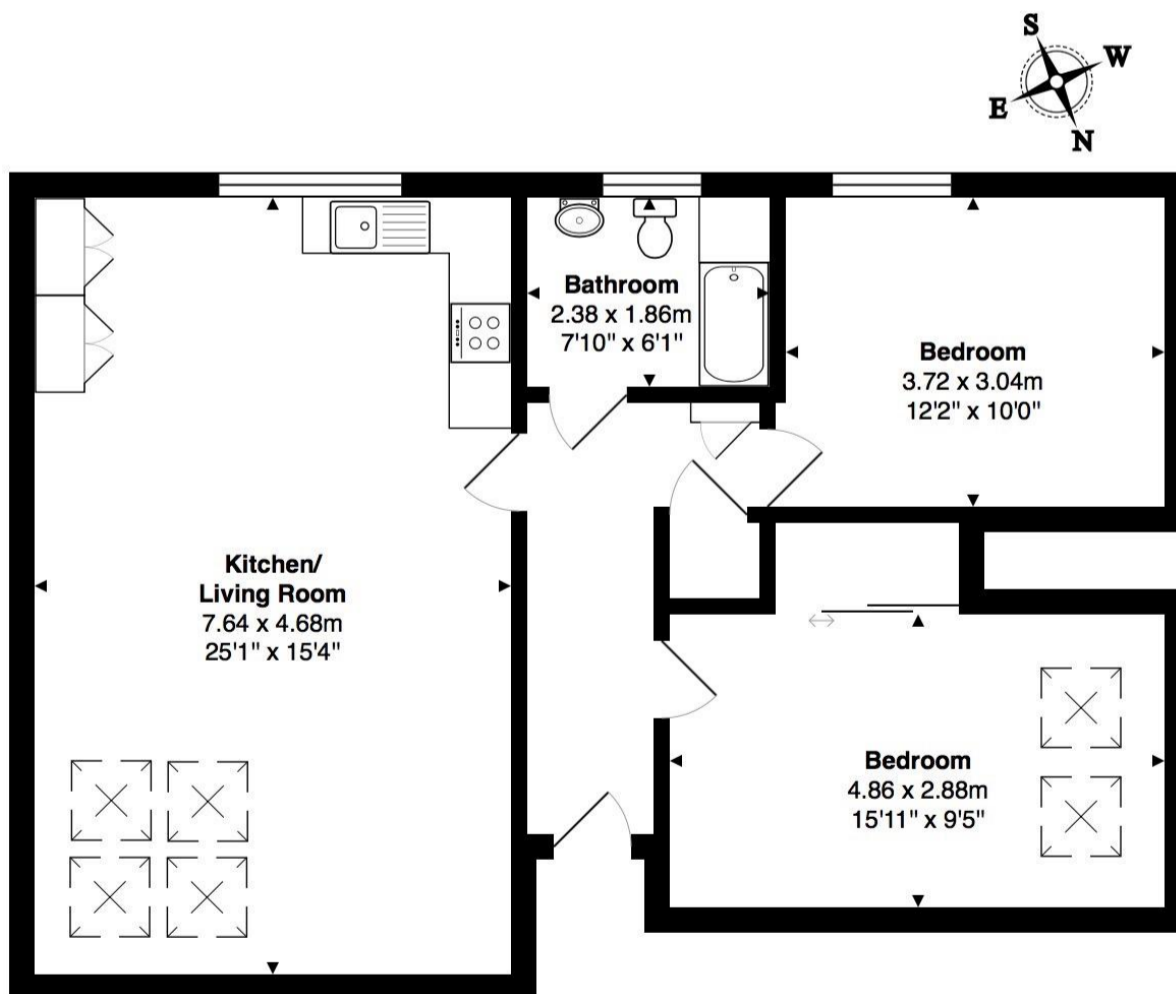




Bellmead, 124 Holland Road, HOVE, BN3 1JQ
 £200,000



Energy Efficiency Rating		Current	Minimum
Very energy efficient	Lower energy costs		
92 to 100	A		
81 to 91	B		
69 to 80	C		
55 to 68	D	75	
39 to 54	E	61	
21 to 38	F		
1 to 20	G		

Best energy efficient: Higher ranking costs
 England, Wales & N.Ireland EPC Directive 2002/91/EC

Third Floor

Area: 77.3 m² ... 832 ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to present to the market this fabulous two bedroom top floor apartment in a popular retirement purpose-built block situated in central Hove. The apartment is neatly presented and well proportioned throughout with a spacious open plan lounge, a contemporary style kitchen with integrated appliances, two light-filled double bedrooms and modern bathroom. With additional facilities to include well-landscaped gardens, library, guest room, laundry room, lounge and a duty manager, this provides the perfect residence for those looking for convenience of location and low upkeep. The property comprises of 23 self-contained flats with lift access and secure entry systems, and provides off-street parking on a first come first served basis.

In The Local Area - Bellmead is located within easy walking distance of St. Anns Well Gardens which boasts a scented garden, bowling green and a wealth of wildlife. The Garden Cafe in the middle of the park has a large outdoor seating area that is perfect for sunny afternoons and offers homemade food made from locally sourced and organic ingredients.

Regular bus services travel into the centre of Brighton and Hove and down to the seafront making the high street shops of Western Road and Church Road easily accessible.

Additional Information:

- Over 60s only
- Service charge to include water and reserve fund contribution - £360.19 pcm
- Ground rent - £100 pa
- Council tax band - B
- Lease length - 90 years



- SELF-CONTAINED RETIREMENT FLAT WITH SEA VIEWS
- TOP FLOOR WITH TWO DOUBLE BEDROOMS
- CENTRAL LOCATION - CONVENIENT TO STATIONS, SHOPS AND SEAFRONT
- OFF-STREET PARKING (UNALLOCATED)
- PURPOSE-BUILT
- DUTY MANAGER
- SECURE ENTRY SYSTEM & LIFT ACCESS
- ADDITIONAL STORAGE CUPBOARD IN CELLAR
- GUEST ROOM
- COMMUNAL GARDENS AND RESIDENTS' LOUNGE