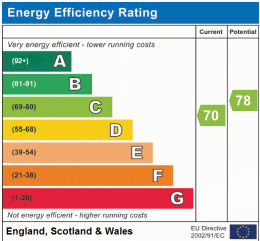
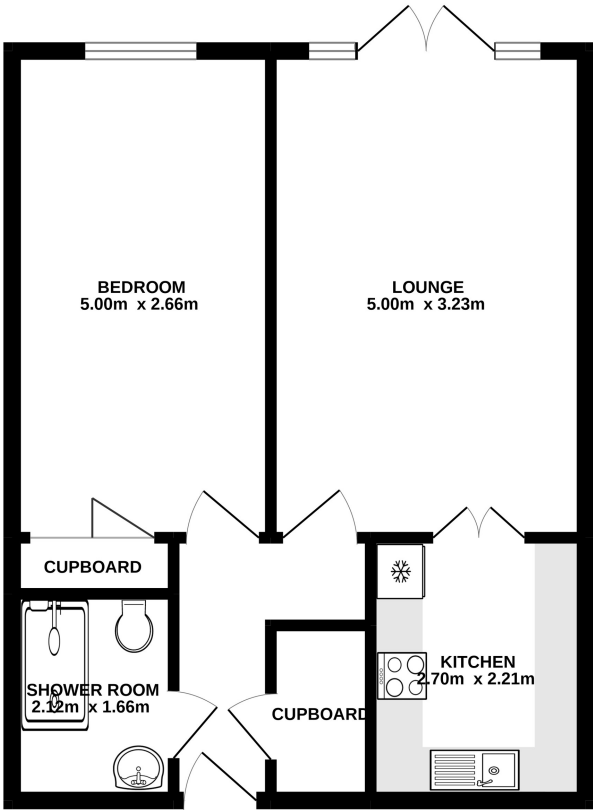




Nizells Avenue, Hove, BN3 1PY
£260,000



GROUND FLOOR
45.4 sq.m. approx.



TOTAL FLOOR AREA: 45.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex i2022

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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.





Nestled within the sought-after 'The Vineries' retirement complex, this delightful one-bedroom ground floor apartment offers a bright, well-designed living space with an abundance of storage. The accommodation includes a spacious living room, contemporary kitchen, generous double bedroom and a modern shower room, all arranged in a practical, easy-flowing layout ideal for comfortable retirement living. This self-contained home also benefits from a private parking space within a secure underground car park, located directly beneath the building. Residents enjoy access to excellent shared facilities including a welcoming communal lounge with kitchen, a guest suite with en suite facilities, visitor parking and the support of an on-site Development Manager. The beautifully landscaped communal gardens surround the complex with colourful flowerbeds, ample seating areas and a charming timber pergola. A large communal conservatory provides the perfect spot to relax in the sunshine throughout the year. Just next door, St. Ann's Well Gardens offers a serene retreat with a sensory garden, tennis courts, bowling green, abundant wildlife and the popular Garden Café, known for its homemade dishes crafted from local and organic produce. Conveniently positioned on the corner of Nizells Avenue, The Vineries is within easy walking distance of Montefiore Road and the vibrant Seven Dials area, where you'll find a wide array of independent shops, cafes, bars, and restaurants. Cultural attractions such as the Brighton Open Air Theatre are also close by, offering a packed seasonal programme. The seafront, Western Road, and central Brighton and Hove are easily accessible, and Brighton Station—with fast links to London and beyond—is less than half a mile away. Excellent bus connections ensure easy travel throughout the city and surrounding areas.



- 1 BED GROUND FLOOR RETIREMENT FLAT
- ALLOCATED UNDERGROUND PARKING
- LARGE SHOWER ROOM
- WELL MAINTAINED AND PRESENTED
- LANDSCAPED COMMUNAL GARDENS
- LIFT ACCESS AND CCTV SECURE ENTRY
- RESIDENTS' LOUNGE AND CONSERVATORY
- 24 HOUR EMERGENCY CARELINE SYSTEM
- DUTY MANAGER
- OVER 60+ ONLY