



## 37 Alexandra Court St. Peters Close

Hove, BN3 7RF

Offers In The Region Of £180,000



Welcome to Alexandra Court - A charming location that offers the perfect setting for a peaceful living. This delightful flat boasts 1 reception room, 1 bedroom, and 1 shower room, making it an ideal space for those looking to downsize and enjoy a more relaxed lifestyle.

Situated in a tranquil neighbourhood, this property provides a cosy and manageable living space, perfect for those seeking comfort and convenience. The retirement flat is designed to cater to your needs, offering a comfortable living area, a restful bedroom, and a well-appointed bathroom.

St. Peters Close is a sought-after location in Hove, known for its serene surroundings and friendly community. With easy access to local amenities, including shops, cafes, and parks, you'll find everything you need just a stone's throw away.

Don't miss this opportunity to embrace a retirement lifestyle in this lovely flat. Whether you're looking to enjoy your golden years in peace or seeking a low-maintenance property, this retirement flat in St. Peters Close is sure to tick all the boxes. Book a viewing today and envision yourself living the retirement dream in this wonderful property.



## COMMUNAL FRONT DOOR

Security entrance system, leading to

## COMMUNAL ENTRANCE HALLWAY

Communal lounge, communal toilet, lift and stairs to second floor.

## FRONT DOOR

## ENTRANCE HALLWAY

Spacious hallway, ceiling light point, covered ceiling, mains operated smoke detector, wall mounted care call and door entry phone system, large cupboard housing boiler, RCD board, shelving & light.

## LOUNGE/DINER 21'6 x 12'4 (6.55m x 3.76m)

Wall mounted 'Creda' storage heater, feature electric fireplace with mantle surround, T.V aerial point, telephone point, 2 x ceiling light points, covered ceiling, easterly aspect double glazed window to the side of the property, southerly aspect double glazed window to the rear of the property, casement doors to kitchen.

## KITCHEN 8'8 x 5'7 (2.64m x 1.70m)

Fitted with a range of cupboards and drawers comprising of cupboards and drawers, roll edge work surfaces, tiled splash backs, 'Electrolux' electric oven, electric hob, stainless steel sink and drainer unit with chrome tap with shower attachment, tile effect lino flooring, double glazed window to the side of the property, space for under counter freezer & fridge (included) extractor over, centralised ceiling light point, covered ceiling, electric down heater, alarm care call pull cord.

## BEDROOM 14'6 x 13'5 min measurement (4.42m x 4.09m min measurement)

Large 'L' shaped room with 2 x built in wardrobes with shelving and hanging space, wall mounted storage heater, 2 x double glazed windows over looking the rear of the property with distant sea views, 2 x ceiling light points, alarm care call pull cord.

## SHOWER ROOM(FORMERLY BATHROOM)

Fitted with glass shower cubicle screen, aqua boarded inside floor to ceiling, mains operated chrome shower with riser rail, grab rail, step up to shower, tiled walls floor to ceiling, floor laid with tile effect lino & carpet, centralised ceiling light point, radiator electric towel rail, low level W.C. vanity unit with inset wash hand basin, chrome fittings, mirror over, shaver point and light over, electric down heater, extractor fan, alarm care call pull cord.

## BLOCK FACILITES

House Manager, communal lounge with kitchen, regular social activities, communal laundry room, residents parking, guest facilities, whole site accessible by wheelchair.

## OUTSIDE

Communal gardens.

## OUTGOINGS

Lease: 125 years from 1/7/2001

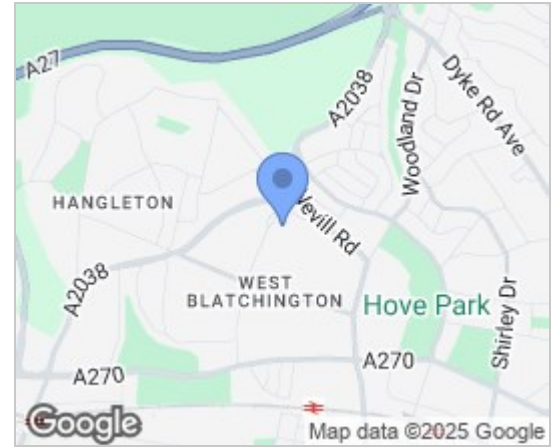
Service Charge £3248.52 per annum (Water rates included)

Ground Rent: £728.52 per annum

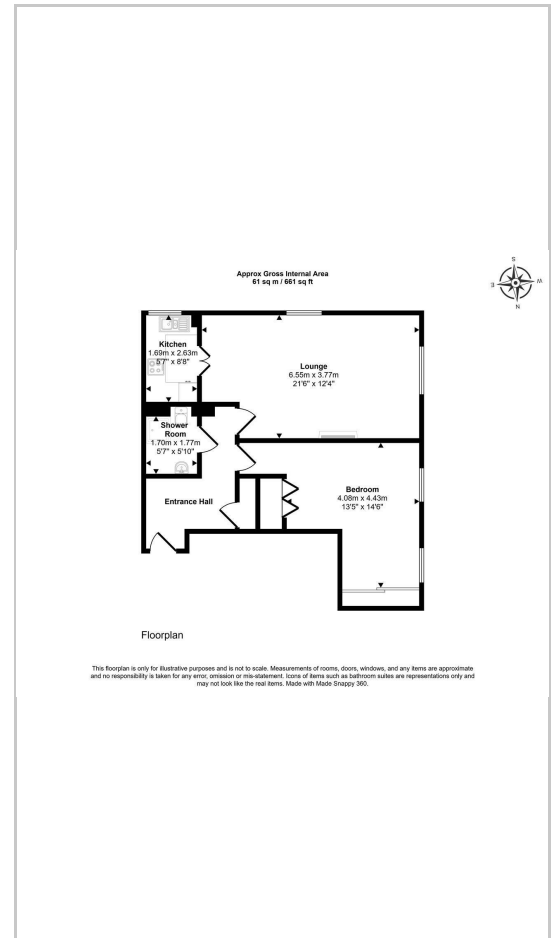
## COUCIL TAX

Band C

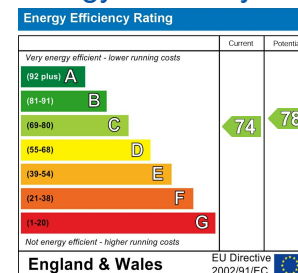
## Area Map



## Floor Plans



## Energy Efficiency Graph



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