



# The Vineries Nizells Avenue, Hove, BN3 1PY

Price guide £250,000 Leasehold

PRICE GUIDE: £250,000 - £260,000 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. The beautifully landscaped communal gardens surround the complex with colourful flowerbeds, ample seating areas and a charming timber pergola. Viewings are highly recommended. Energy Rating: C70

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. 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.

**Total approx floor area**

45.4 sq.m.

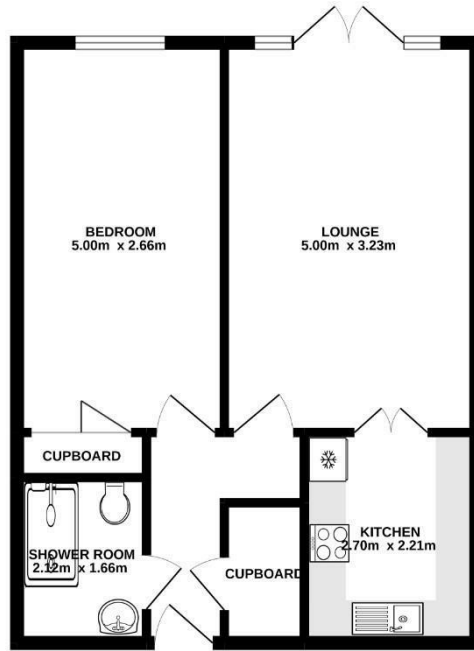
**Parking zone O**

**Council tax band C**

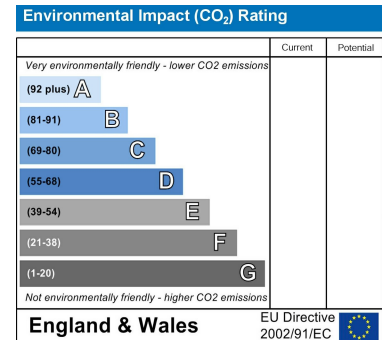
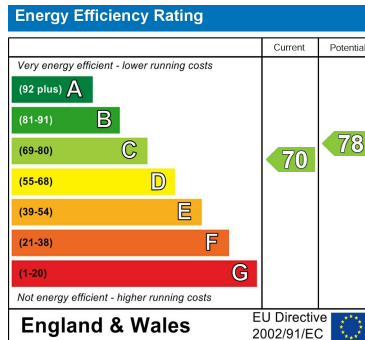
**V1**



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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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### IMPORTANT

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### IMPORTANT

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