



Spencer & Leigh

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

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Price £145,000 - Leasehold

- Spacious retirement flat in a popular McCarthy Stone building
- Two bedrooms
- Positioned on the top floor with far reaching views
- Fitted kitchen and modern fitted shower room
- Communal Laundry and a lift to all floors
- Residents Lounge and Guest Suite
- No onward chain
- Excellent central Hove location
- Communal gardens and residents parking
- General Manager and 24 hr Emergency Care Line

This well-presented top-floor retirement flat offers a delightful living experience. Spanning an impressive 593 square feet, the property features two generously sized bedrooms, perfect for accommodating guests or creating a peaceful retreat.

The flat is situated within a reputable McCarthy Stone building, known for its commitment to quality and comfort for retirees. The spacious reception room is bathed in natural light, thanks to the south-facing windows that not only provide a warm and inviting atmosphere but also offer stunning rooftop and sea views, making it an ideal spot to relax and unwind.

Residents will appreciate the convenience of parking available at the rear of the building, ensuring ease of access for both you and your visitors. This property is not just a flat; it is a welcoming home designed for a comfortable and enjoyable lifestyle.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

With its prime location, you will find yourself within easy reach of local amenities, shops, and the beautiful Hove seafront, allowing for a vibrant and fulfilling retirement experience. This flat is a perfect opportunity for those seeking a serene yet engaging community to call home.



Amber Court is situated in a prime position on Holland Road with a bounty of amenities just a stones throw away including, Hove seafront with its many attractions, Church Road and George Street for a wide range of shops. There is a wide variety of restaurants nearby along with what are considered to be good schools catering for all age groups and the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Communal Entrance
Stairs and lift rising to all floors
Entrance
Entrance Hallway
Living Room
13'5 x 13'4
Kitchen
8'1 x 5'8
Bedroom
13'1 x 9'8
Bedroom
11'3 x 9'2
Shower Room/WC
OUTSIDE
Communal Gardens
Communal Lounge
Residents Parking
Property Information
96 years remaining on lease
Service Charge - £4,425.66 p/a
Ground Rent - £580.88 p/a
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Electric. Mains water and sewerage
Parking: Residents Permit Parking and restricted on street parking - Zone O
Broadband: Standard 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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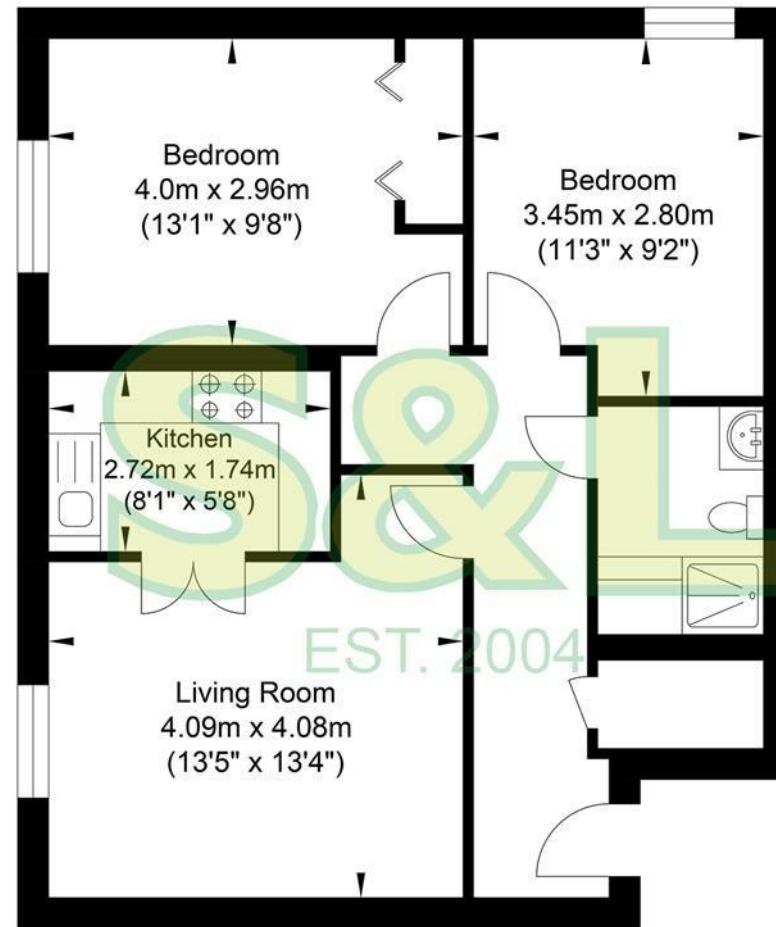


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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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Amber Court



Ground Floor
Approximate Floor Area
592.66 sq ft
(55.06 sq m)

Approximate Gross Internal Area = 55.06 sq m / 592.66 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.