



## 43 AMBER COURT 100-106

HOVE, BN3 1LU

LEASEHOLD

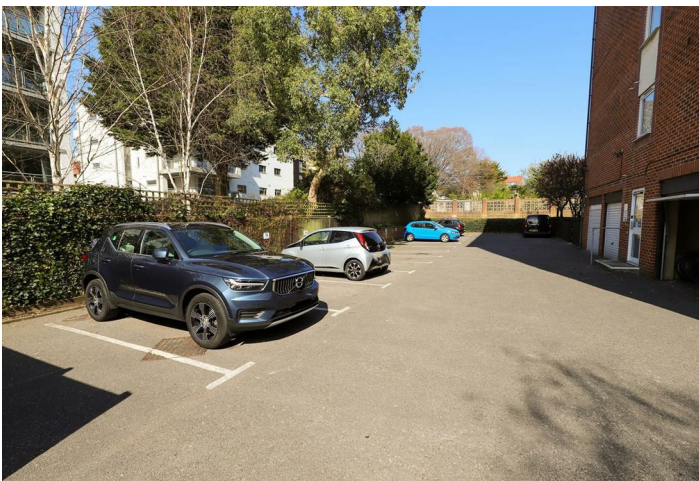
Top floor apartment within this lovely, well maintained retirement property with plenty of communal facilities including a sociable lounge and kitchen area, laundry room, guest room, unallocated parking and west facing garden. The apartment itself has bright, spacious and well presented accommodation comprising; two double bedrooms, shower room and good sized lounge diner opening into the kitchen area. There is plenty of natural light and far reaching south facing views. Additional benefits include lift access and a 24 hour alarm cord system.

This fantastic central Hove location offers access to local shops, cafes and restaurants along with Hove seafront close by.

\*Please note some of this property's images have been edited to include virtual furnishings\*

**Nicholas  
James**  
SALES LETTINGS AUCTIONS

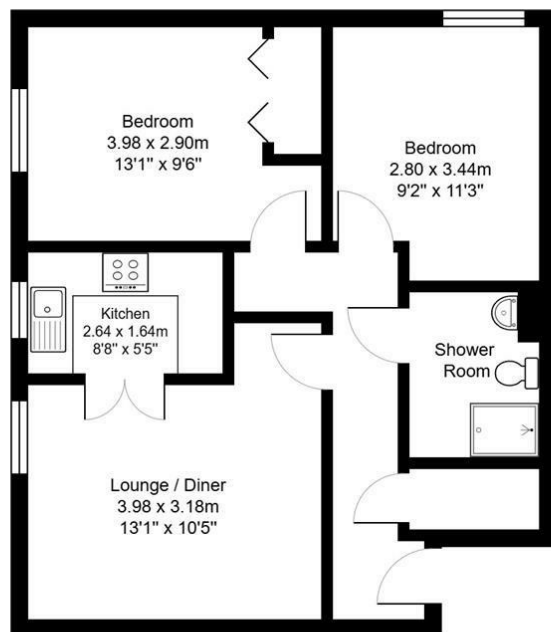








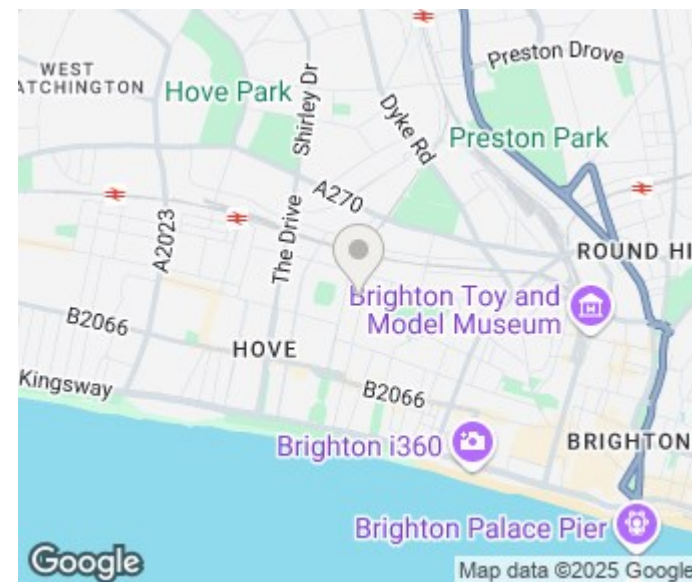




Amber Court, 100-106, Holland Road, Hove, BN3 1LU

Total Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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