



The Vineries Nizells Avenue, Hove

East Sussex

Guide Price £290,000 - £310,000



Nizells Avenue, Hove

Perfectly positioned next to St Ann's Well Gardens, a good-sized TWO BEDROOM SECOND FLOOR APARTMENT in a well-maintained PURPOSE-BUILT RETIREMENT DEVELOPMENT with BALCONY, LIFT and COMMUNAL GARDENS & FACILITIES. Sold with no ONWARD CHAIN.

Situated within the highly regarded Vineries development, this well-presented two-bedroom retirement apartment offers comfortable and independent living in a peaceful setting for the over-60s. Combining bright, spacious accommodation with excellent on-site facilities and support, it provides an ideal opportunity for those seeking a secure and sociable lifestyle.

Set within attractive, well-maintained grounds, the apartment enjoys a pleasant position within the development. A welcoming entrance hall with useful storage leads through to a generous living/dining room, a light-filled space with French doors opening onto a private balcony, creating an inviting area in which to relax or entertain. The separate fully-fitted kitchen provides ample storage and worktop space, together with integrated appliances to cater for everyday needs.

There are two well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, while the second bedroom offers flexibility as a guest room or home office. The shower room is fitted with a large walk-in shower, wash basin and WC, complemented by contemporary finishes and designed for ease of use and maintenance.





Residents of The Vineries enjoy access to a range of communal facilities, including a residents' lounge, beautifully maintained gardens and a guest suite for visiting family and friends. The development also benefits from private parking, a secure entry system, an on-site house manager and emergency call facilities, providing reassurance and peace of mind while maintaining an independent way of life.

Situated on the Brighton/Hove border next to St. Anne's Well Gardens, this apartment is conveniently located. When it comes to shops, bars and restaurants, there's no shortage of choice as the amenities of Church Road, Western Road and Seven Dials are all only moments away, with the city centre within walking distance. Offering everything from high street and independent stores to unique coffee shops and local cafes, everything you need is right on your doorstep. A short walk down historic Brunswick Place and Brunswick Square, featuring stunning stucco fronted Grade 1 listed buildings, you reach Hove seafront and Hove Lawns with the vibrant promenade inviting you to relax, people-watch, swim or simply enjoy coffee by the sea.

Further Information

Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27, and is in Parking Zone O. EPC rating - B.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

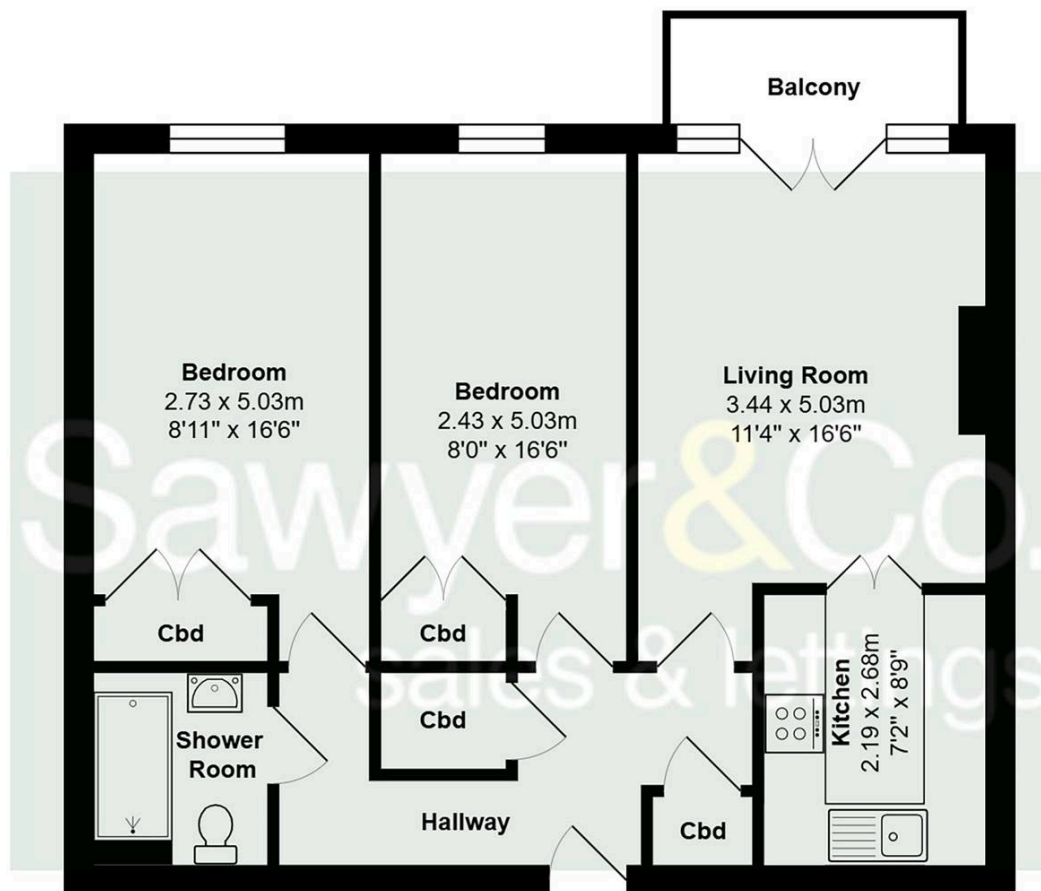
TENURE & OUTGOINGS

Tenure: Leasehold. Unexpired term on lease - 63 years

Service Charge - £5,244.22pa. Ground Rent - £277.42pa.

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 62.3 m² ... 671 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.