

## 29 The Vineries

Nizells Avenue, Hove, East Sussex, BN3 1PY



**PRICE: Offers in the Region Of  
£230,000**

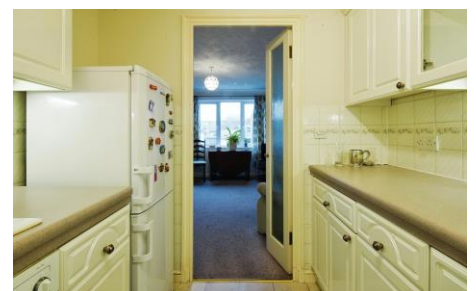
**Lease: 159 years from 1 April  
1991**

### Property Description:

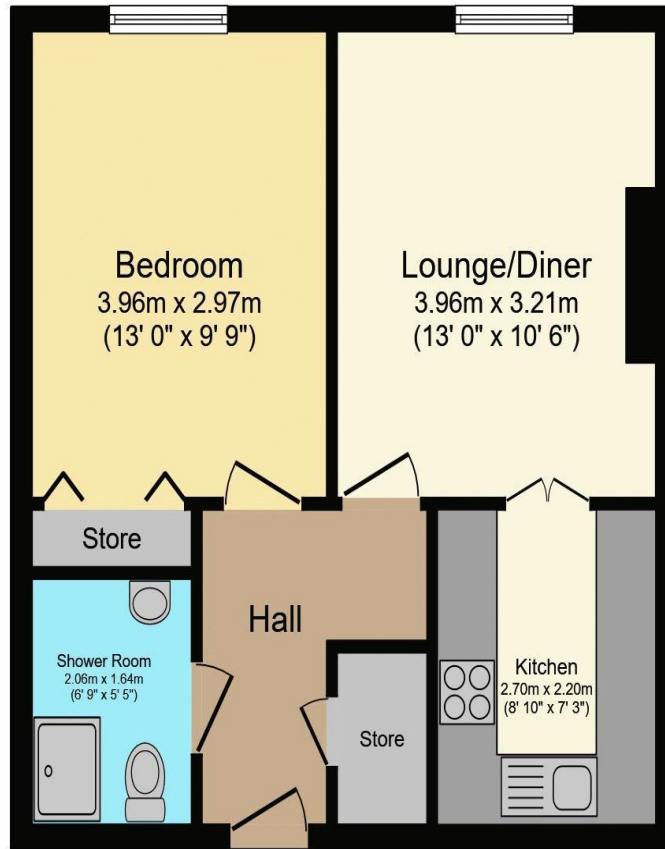
**\*\*EXTENDED LEASE\*\* A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON  
THE SECOND FLOOR**

The Vineries was constructed by Weylands and comprises 51 properties arranged over 4 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Conservatory
- 24 hour emergency call system
- Guest Suite
- Minimum Age 60
- Lift to all floors
- Development Manager
- Lease: 159 years from 1991



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 42.7 m<sup>2</sup> (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**30/09/2024**

**Annual Ground Rent:**

**£184.95**

**Ground Rent Period Review:**

**Next Uplift 2033**

**Annual Service Charge:**

**£2,974.66**

**Council Tax Band:**

**C**

**Event Fees:**

**0.5% Transfer**

**Nil. Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.