



Neville Lodge

Rowe Avenue, BN10 7PE

£247,500 Leasehold

EPC Rating : B

- Outstanding 1 bedroom retirement apartment
- South orientation with views over The Dell and to sea
- Living/dining room, balcony, fitted kitchen
- Parking, lift, residents lounge, 24hr assistance

H₂O
HOMES



Welcome to this simply outstanding one bedroom retirement apartment in a prime location with stunning views over The Dell and sea! Presented in immaculate order this top (2nd) floor apartment oozes contemporary styling and is flooded with natural light due to its South facing orientation to all main rooms. The spacious living/dining room is bright and airy with access to the South facing balcony. While away the hours watching the boats bob along the horizon or the local community making the most of The Dell park from this wonderful vantage point. The kitchen equally enjoys these fantastic views and is extremely well equipped with integrated appliances. The main bedroom provides a restful retreat to take in the last of the views before settling down for the night and there is a beautiful well appointed shower room adjacent.

Embrace the security and comfort of retirement living at Neville Lodge with its inviting residents lounge with popular coffee bar, just the spot to meet up with fellow residents and guests alike! No need to worry about hot water and *heating* as this is all included within the maintenance fee. There is a lodge manager available Monday to Friday and for out of hours assistance there is a link to Careline if required. For visiting family and friends a guest suite is available for hire along with a utility area if needed. Parking is for residents on a first come first served basis. The location of Neville Lodge is ideally situated close to lots of local amenities within walking distance and excellent bus routes to go further afield if desired!.

ENTRY

Communal ground floor entrance hall with security entry phone system. Lift and stairs to 2nd floor and individual door to apartment. Access to resident's lounge with coffee bar.

ENTRANCE HALL

Security video entry system. Large lit storage cupboard with electrical distribution box and power points and shelving. Smoke alarm. Thermostat. Telephone point. Radiator. Power point. Coved ceiling. Recessed ceiling lights. Fitted carpet.

LIVING/DINING ROOM

22' 10" x 10' 5" (6.96m x 3.18m)

South facing window and door to balcony. Curtain pole and curtains. Wall mounted heater. Power points. TV point. Telephone point. Coved ceiling. Coved ceiling. 2 ceiling lights. Fitted carpet.



BALCONY

South facing with views over The Dell and to sea.

KITCHEN

7' 6" x 4' 8" (2.29m x 1.42m)

South facing window with views over the green and towards the sea. Fitted kitchen with range of cupboards with concealed spot lighting under. Zanussi 4 ring ceramic hob with chimney style extractor hood over. Eye level Zanussi electric oven. Integrated Zanussi fridge, freezer and washer/dryer. Worktops with tiled splashbacks. Stainless steel sink with mixer tap and drainer. Power points. Electric wall mounted heater. Recessed ceiling lights. Wood effect vinyl floor.

BEDROOM

16' 6" x 9' 1" (5.03m x 2.77m)

South facing window overlooking the green and towards the sea. Curtain pole and curtains. Large double wardrobe with sliding mirrored doors. Wall mounted heater. Telephone point. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.



SHOWER ROOM

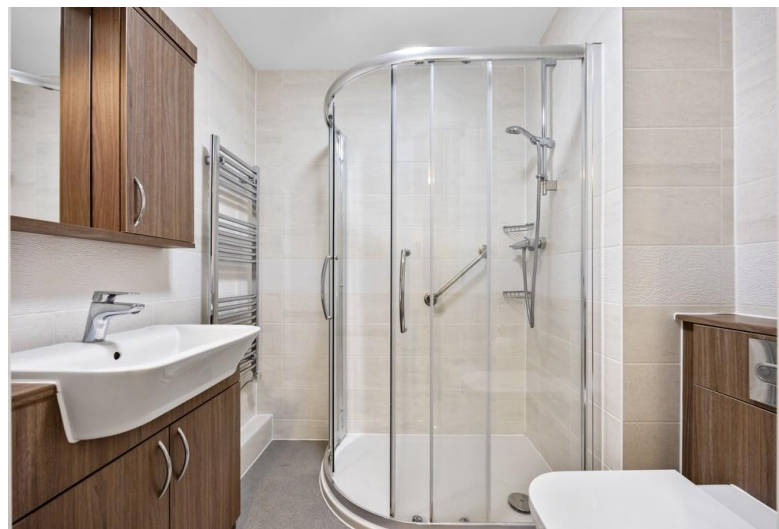
Fully tiled. Contemporary white suite comprising corner shower cubicle with sliding doors. Hand basin with mixer tap and vanity unit. Bathroom cabinet with mirror and inset spot light. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Extractor fan. Vinyl floor.

PARKING

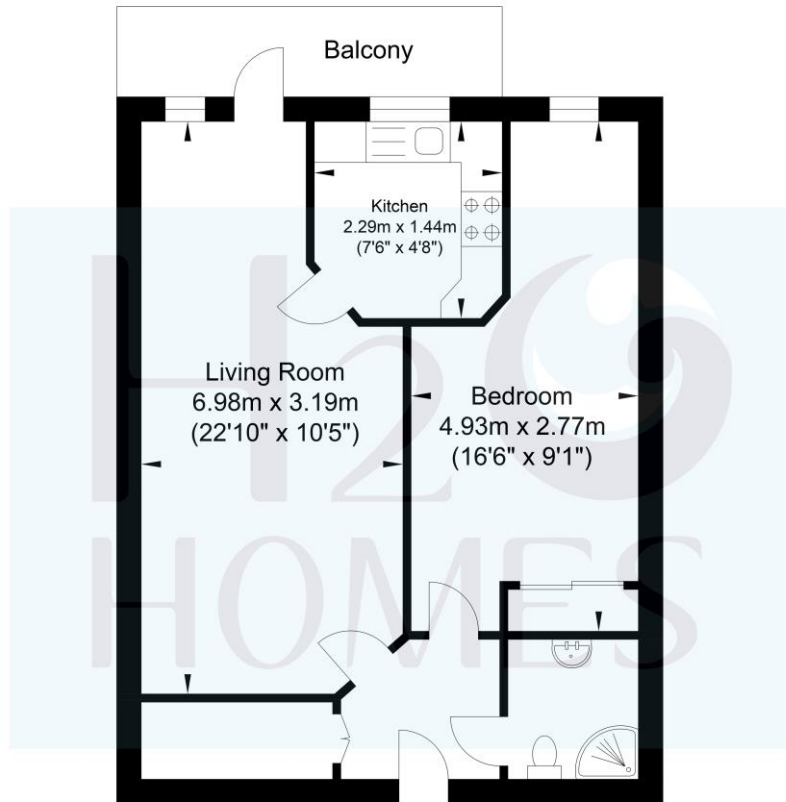
On a first, come first serve basis.



RESIDENT'S LOUNGE AND COFFEE BAR



Neville Lodge



Second Floor
Approximate Floor Area
523.12 sq ft
(48.60 sq m)

Approximate Gross Internal Area = 48.60 sq m / 523.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 993 years remaining

SERVICE CHARGE

£4,462.00 (2023) to include ground rent, service charge, buildings insurance, hot water and *heating* (heating from 6am to 10pm, boost available at extra cost).

LOCAL AUTHORITY

Lewes County Council

COUNCIL TAX BAND

Tax band - C

OFFICE

34 Waterfront, Brighton Marina Village,
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements