



*Nizells Avenue*

Hove

mishons





## Spacious and Elegant 2-Bedroom Retirement Flat in The Vineries

Nestled within the tranquil and sought-after development of The Vineries, this beautifully presented two-bedroom retirement flat offers a perfect blend of comfort, security, and community living for those seeking a peaceful yet well-connected lifestyle.

Designed exclusively for residents aged 60 and over, this bright and spacious property provides a low-maintenance home with all the benefits of independent living, while still enjoying the reassurance of on-site support and a welcoming community atmosphere.

Set within a well-maintained and leafy estate, the flat occupies a prime position in the development, offering both privacy and pleasant views. Upon entering, you're welcomed by a generous entrance hallway with built-in storage, leading into a bright and airy living/dining room, flooded with natural light from the french doors leading to the balcony. The space is warm and inviting—perfect for both relaxation and entertaining.

The separate fitted kitchen is smartly laid out and well-equipped, featuring a range of integrated appliances, ample cupboard space, and good worktop areas, making daily tasks convenient and enjoyable.

There are two well-proportioned bedrooms, including a spacious principal bedroom with built-in wardrobes offering ample storage, and a second bedroom that can be used as a guest room, study, or hobby space depending on your needs.

The modern bathroom is fitted with a large walk in shower, complete with a wash basin, WC, and contemporary tiling, it is designed to meet everyday needs while remaining stylish and easy to maintain.

Residents of The Vineries benefit from a strong sense of community and access to a variety of shared amenities, including a welcoming residents' lounge, beautifully maintained communal gardens, a guest suite for visiting family and friends, and private parking. The development is fully managed with a helpful on-site house manager during the day, 24-hour emergency pull cords in each room, and a secure entry system, ensuring peace of mind at all times.

Conveniently located close to local shops, medical facilities, bus routes, and green spaces, this charming home offers everything you need for a comfortable and independent retirement in a friendly and supportive environment.

 **Asking Price** £315,000

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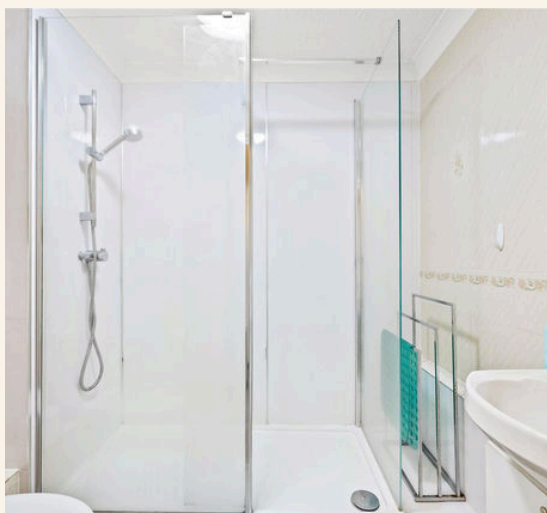
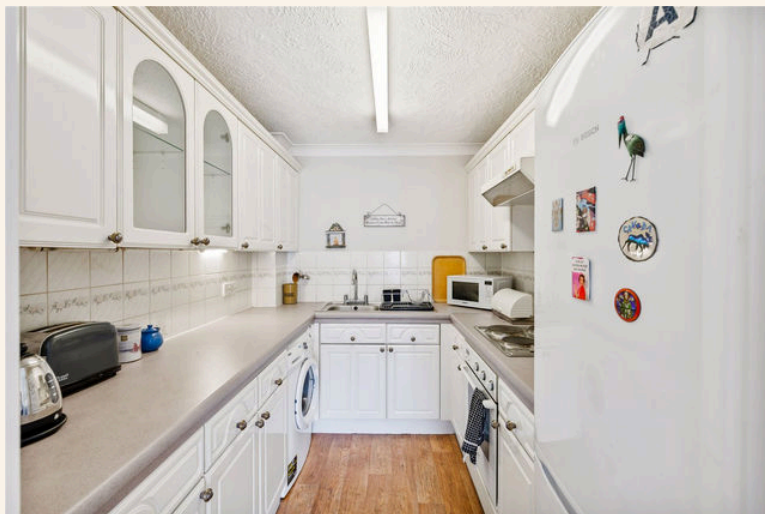
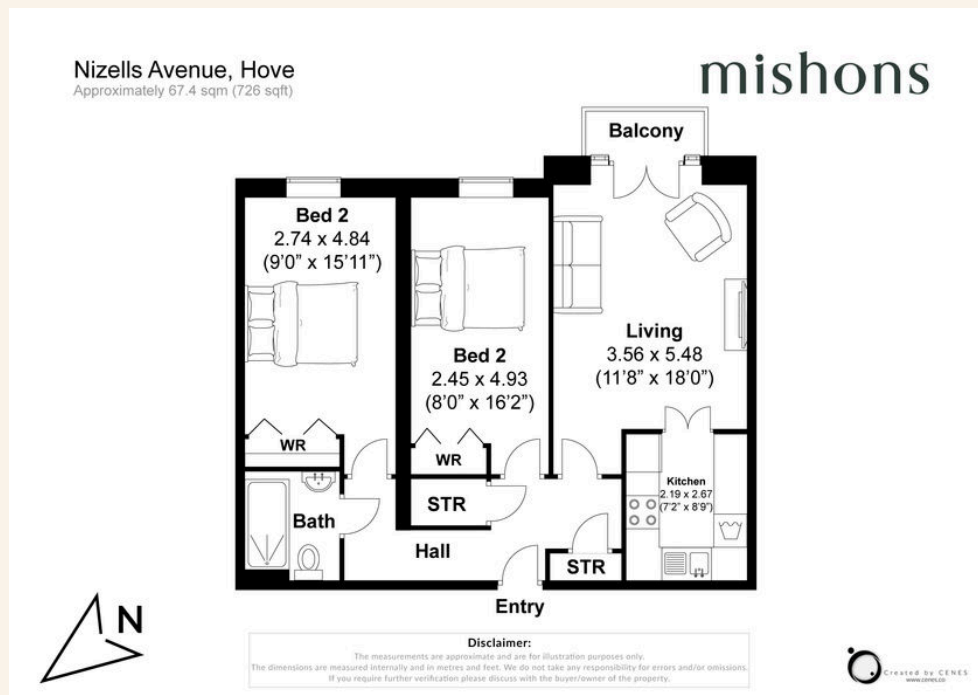


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## TOTAL FLOOR AREA:

726 sq. ft. (67.4 sq. m.) approx







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