

PHILLIPS & STILL

Wilbury Road, Hove

Guide Price £190,000 - £200,000



- A beautifully presented top floor studio apartment
- Separate kitchen/dining area
- Modern fitted shower room
- West facing communal Garden
- Share of Freehold

To view all our homes: phillipsandstill.co.uk

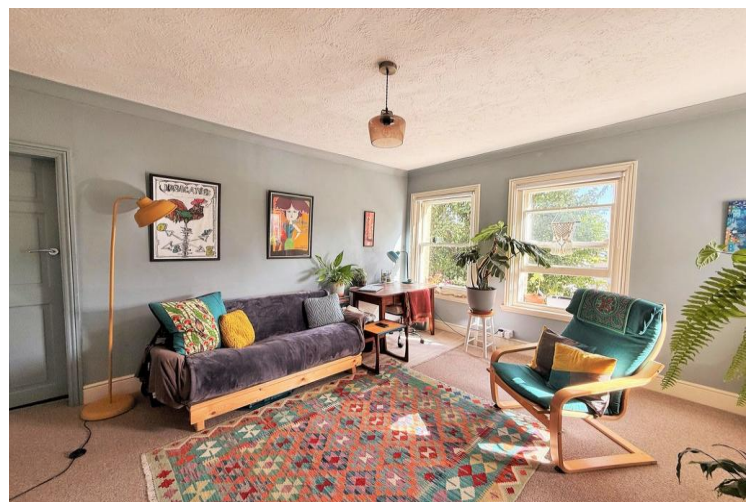
Flat 7, 35 Wilbury Road, Hove, BN3 3PB



This beautifully presented top-floor studio apartment offers a bright and airy living space, perfect for modern living. The layout features a separate kitchen and dining area, providing a functional space for meal preparation and entertaining. The contemporary fitted shower room adds a touch of luxury, making the apartment both stylish and practical.

One of the standout features of this property is its west-facing communal garden, ideal for enjoying the afternoon sun. Additionally, the apartment is being sold with a share of the freehold, offering greater ownership and control.

Conveniently located near a variety of local amenities on Church Road, residents will find everything they need within easy reach. Plus, Hove Station is just a short distance away, enhancing accessibility for commuters. This studio apartment combines comfort, convenience, and a welcoming atmosphere, making it a fantastic opportunity for prospective buyers.



Accommodation

SECOND FLOOR

STUDIO ROOM

14' 3" x 12' 7" (4.34m x 3.84m)

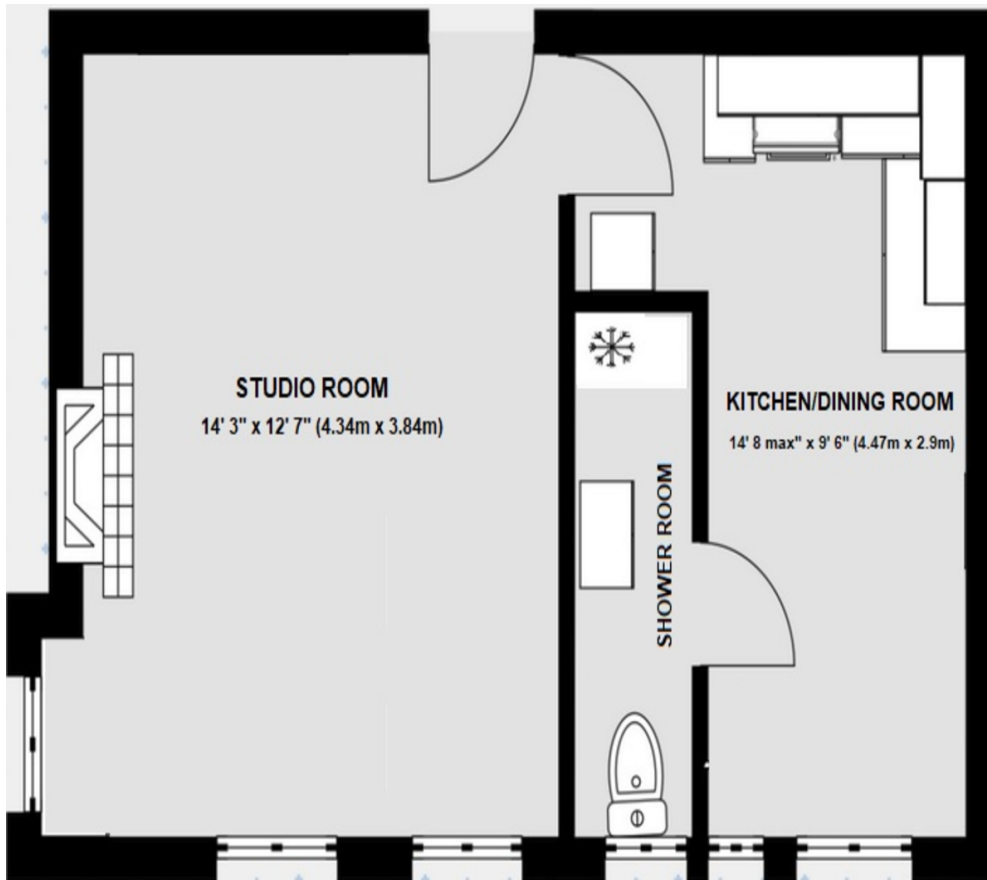
KITCHEN/DINER

14' 8 max" x 9' 6" (4.47m x 2.9m)

SHOWER ROOM

OUTSIDE

COMMUNAL GARDEN



Total floor area

31 square metres





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

AWAINTING EPC

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk