



Toad Hall  
9 Wilbury Road | Hove | East Sussex | BN3 3JJ

TOAD HALL



EXCEPTIONAL FIVE BEDROOM VICTORIAN SEMI-DETACHED VILLA, CENTRAL HOVE, WILBURY ROAD. CLOSE TO CHURCH ROAD SHOPS AND CAFES AS WELL AS TRAVEL LINKS TO LONDON AND THE CITY.

Built in 1875, this imposing Victorian villa is set on the leafy, crown jewel street of the Willett Estate Conservation Area – Wilbury Road. With its distinctive yellow brick façade, black wrought-iron detailing and proud lion statues, the house radiates grandeur and timeless charm.

Steeped in history, the villa was once owned by Major Robert Woodhouse, a talented goldsmith and metalworker who created wedding rings for the Royal Family. The home has even welcomed royal visitors; Queen Mary of Teck and the young Princesses Elizabeth and Margaret were known to frequent the house during stays in Brighton & Hove.

A set of double doors opens into a magnificent hallway, setting the tone for the elegant interiors. The formal reception room is adorned with intricate cornicing and a striking marble fireplace and can be combined with the adjoining dining room or kept separate via classic French doors, a versatile layout ideal for both entertaining and modern living.

The traditional country style shaker kitchen lies to the rear of the house, overlooking the west facing garden. With cream cabinetry, light wood worktops and modern integrated appliances including a double oven and gas hob, it balances period character with contemporary convenience. A cloakroom completes this floor.

The sweeping staircase leads to the first floor, where three bedrooms are located. The principal suite boasts a generous bedroom, a spacious dressing room and a luxurious ensuite with twin sinks and a bath. A family shower room serves the other bedrooms on this level.

The second floor provides additional storage, with an ideal dressing area and eaves storage for luggage or larger belongings. On the top floor, two further bedrooms each enjoy access to their own bathrooms (one ensuite), making this level perfect for guests, an au pair, or teenagers seeking privacy and independence.

On the lower ground floor, an underground garage offers secure parking, storage, or gym space. This level also includes a dedicated office, set apart from the main living areas and a utility room to ensure a clutter-free home. A connecting staircase provides direct access back to the ground floor.

From the kitchen, doors open to the west facing patio garden a sunny, low-maintenance retreat, ideal for relaxing or entertaining.



































The bustling cafe culture, shops, bars and restaurants of Church Road and Western Road are only moments away offering a hugely diverse and popular selection of amenities. A leisurely stroll straight down Second Avenue takes you to Hove Lawns and the seafront, while the green open spaces of St. Ann's Well Gardens and Sussex County Cricket Club are both within easy walking distance.

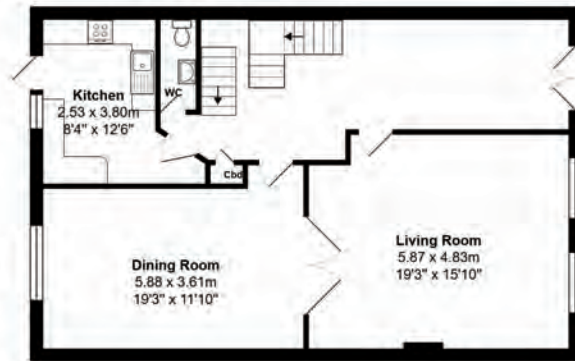
Regular bus services travel across the city and onto outlying areas and Devils Dyke where you can stretch your legs and enjoy the panoramic views of the South Downs. Hove train station is approximately less than half a mile away providing convenient mainline links for commuters to London and Gatwick.

Local schools include St Andrew's C of E Primary School, St Christopher's, Hove Junior School, Brunswick Primary School and The Drive Prep School.

This flat is located in Parking Zone N and is in Council Tax band D. EPC: D

Tenure: FREEHOLD

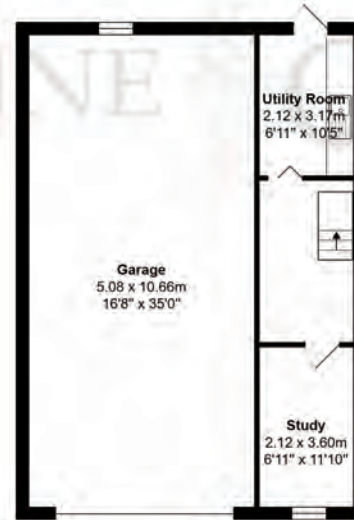
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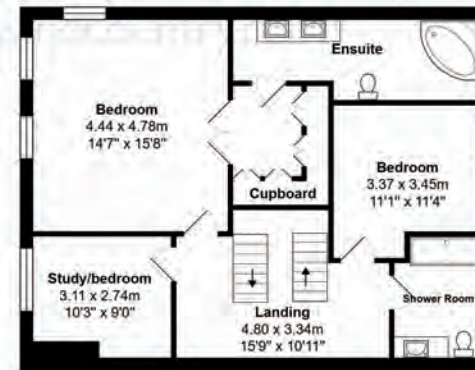
Ground Floor



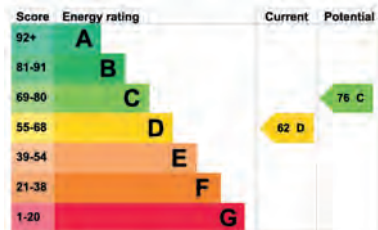
Third Floor



Lower Ground Floor



First Floor



Total Area: 315.3 m<sup>2</sup> ... 3393 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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