



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction

## Wilbury Crescent, Hove, BN3 6FT

Leasehold | Ground floor flat | One Bedroom

This newly decorated one bedroom ground floor flat which benefits from its own private entrance and being just a short walk from Hove's vibrant centre. with the seafront and park areas close by, ideal for those wanting to live by the sea. Also within close proximity is Hove station offering links into both London Victoria and London Bridge. Bus routes nearby with Brighton just 15 minutes away. The SELLER WITH BE EXTENDING THE LEASE during the sale process in readiness for the new owners.

This one bedroom apartment forms part of a purpose-built building and is located on Wilbury Crescent. This flat benefits from it's own private entrance, and comprises; lounge/diner, bathroom, double bedroom and kitchen.

**FOR SALE**  
**LEASEHOLD**  
**£240,000**





## Approach

The main entrance to the flat is via the rear of the building down the access road. The property is situated on the ground floor with it's own private entrance and provides outside space for sitting although this is not a designated garden area.

## Entrance Hall

The property is accessed via a double glazed door in to the entrance area. Carpet, radiator, fitted smoke alarm, access to loft style storage area. Stairs to open plan lounge kitchen area and door to bedroom.

## Open Plan Living Area - Lounge 19'8" x 14'9" (6 x 4.5)

A bright and sunny living area providing ample space for living, dining and open plan to the kitchen. Carpet and fresh neutral decor. Dual aspect double glazed windows, radiator. Storage cupboard under the small staircase which leads to a raised level to the bathroom. Power points and pendant light.

## Open Plan Living Area - Kitchen 12ft x 5ft (3.66mft x 1.52mft)

A range of base, wall and drawer units with fitted work tops, single drainer sink with mono tap, new fitted oven , gas hob, part tiled walls, power points, recently installed wall mounted boiler, downlights and vinyl wood effect flooring.

## Bedroom 1 12 x 10 (3.66m x 3.05m)

Double glazed window, carpet, radiator, power points, cupboard and pendant light.

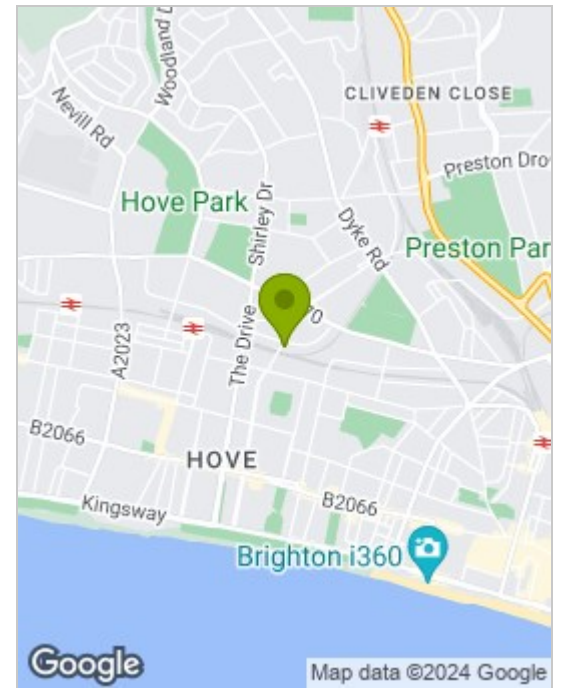
## Bathroom

Stairs leading to the bathroom: White suite comprising a panelled bath with fitted shower, shower screen, extractor fan, wc, pedestal hand basin, downlights and vinyl flooring.

## Lease

We have been advised by the seller that the remaining lease of 76 years will be extended during the sale process in readiness for the new owners.

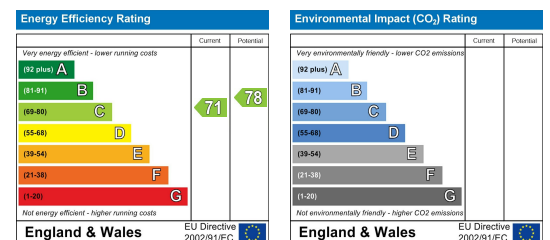
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.