



32 Wilbury Villas

Hove, BN3 6GD

A rare opportunity to own a substantial, Edwardian, family home offering spacious and versatile accommodation with a west facing rear garden and 3 garages, in the popular Wilbury district of Hove. In need of updating but ready for someone to put their own stamp on it and create a forever home.

Offers In Excess Of £1,350,000

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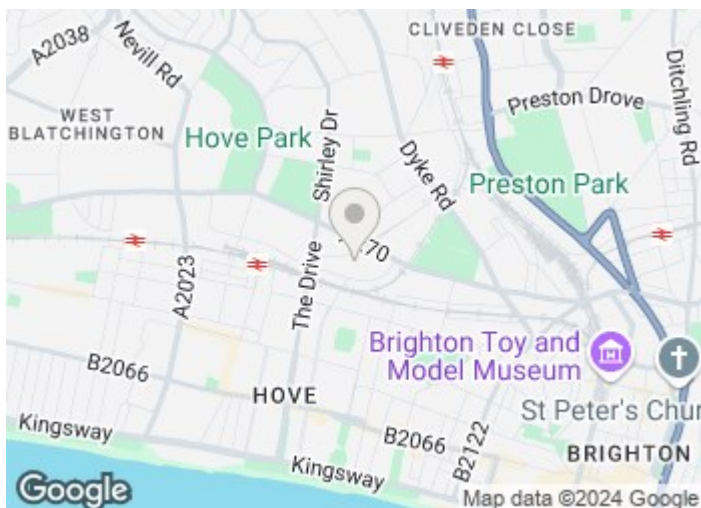


Wilbury Villas is a no through road and is considered to be one of Hove's premier residential locations and is within easy access of the city centre, seafront and promenade. Both Brighton and Hove mainline stations are easily accessible providing northbound commuter links with London/the city. Schools catering for all age groups are well represented in the area.

Through the formal front garden, the front door at the side of the house opens into a spacious hallway where three reception rooms, cloakroom and kitchen/breakfast room lead from. To the front of the house all with original windows are two reception rooms, the largest having an original fireplace and next to it is a smaller reception room which has a variety of uses. The third reception room has a door leading out to the rear garden. The kitchen breakfast room has an Aga and double Belfast sink and ample cupboard and drawer storage. A door from the side leads to the rear garden. A cloakroom is tucked under the stairs. The wide and imposing staircase leads up to the first floor where four double bedrooms and a family bathroom and separate WC are to be found. A door at the end of the landing opens out to a west facing, rear balcony, a perfect private space to take in the sun and views over the westerly rear garden. On the second floor are three further double bedrooms and second bathroom/WC.

Accessed from the outside rear is the cellar storage area providing a very useful space for storing garden furniture, logs and having a workshop.

The west facing garden is mainly laid to lawn and flanked by walled boundaries with established flower and shrub borders and two apple trees. A greenhouse is at the end of the garden, ideal for green fingered people and a path at the side leads to the driveway which in turn leads to three garages accessed on The Upper Drive (one double garage and a single garage), providing three off road parking spaces, useful if you have a special car to garage and for visitors.

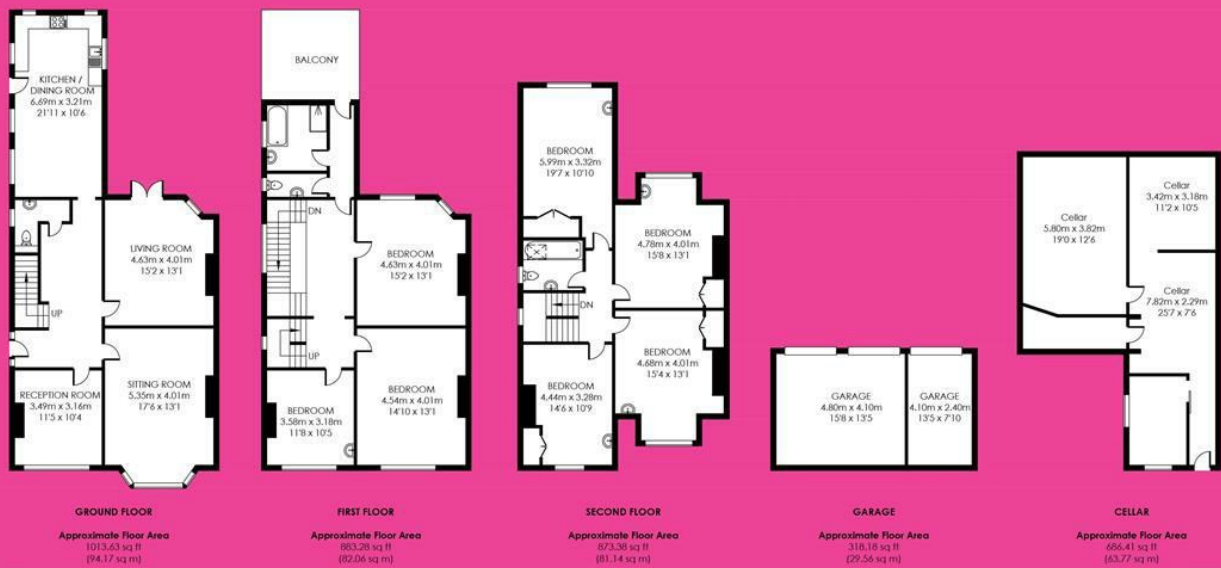




Floor Plan



WILBURY VILLAS



Approximate Gross Internal Area (Including Garage / Cellar) = 350.70 sq m / 3774.90 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 © Austin Gray

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Council Tax Band: F

Energy Efficiency Rating		Current	Potential
102-120 kWh/m ² A	97-121 kWh/m ² B		84
89-105 kWh/m ² C	82-110 kWh/m ² D	53	
75-88 kWh/m ² E	69-81 kWh/m ² F		
62-74 kWh/m ² G	55-68 kWh/m ² G		

Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

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