

H&N

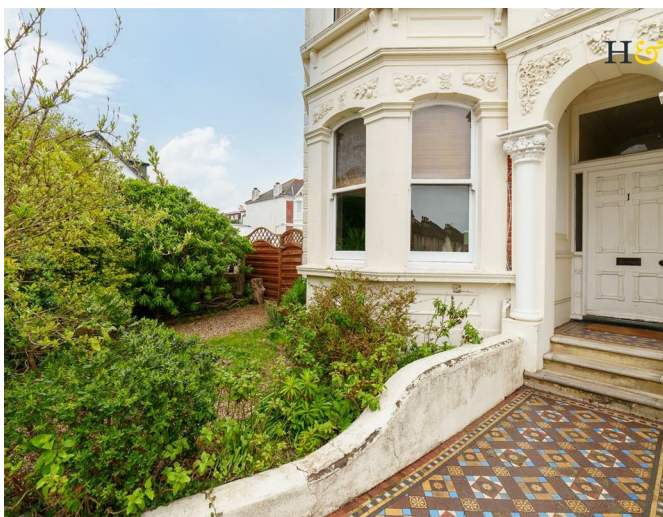


Wilbury Avenue
Hove

HEALY
& NEWSOM

EST. 1990





Wilbury Avenue, Hove, BN3 6HR

Guide price £230,000

A first-floor flat offering a perfect blend of period elegance and ideal location, Conveniently situated near the rear entrance of Hove train station on the charming Wilbury Avenue in Hove, ideal for commuters seeking easy access to transport links. Built in 1895, the property retains Victorian features that include high ceilings and original cornice work, which add character and charm to the living space.

This one-bedroom apartment is designed to maximise light and space. The living room, with its southerly aspect, invites an abundance of natural light, creating a warm and welcoming atmosphere. The fitted kitchen has a built in oven and gas hob, the flat is also equipped with a door intercom entry system, ensuring both security and ease of access and the property also benefits from gas central heating, ensuring comfort throughout the year.

The bedroom features a double-glazed window with pleasant views to the rear of the building and has a fitted double wardrobe, providing ample storage while maintaining a serene environment.

The property is sold with a share of the freehold and comes with no onward chain, this charming property presents a unique opportunity to own a piece of Hove's history while enjoying the comforts of modern living.

Location

This property is situated directly opposite the rear entrance to Hove train station in Wilbury Avenue, so ideal for those who commute and easy access for Gatwick airport, in addition there is very easy access to the A27, A23 and other useful road links. This ideal central residential location is in close proximity to several parks and green spaces and there are an abundance of local amenities including banks, supermarkets, bars and eateries, as well as numerous independent traders and coffee shops, in close by Church Road and in Seven Dials area. In addition, Hove promenade and the beach are situated just to the South where you can also find the King Alfred Leisure complex and swimming pool.

Additional Information

(outgoings as advised by our client)

EPC rating: C

Internal measurement: 393 Square feet / 36.6 Square metres

Tenure: Share of Freehold

Lease: - 995 years remaining

Maintenance charges: £79.60 per month (£955.20 per year)

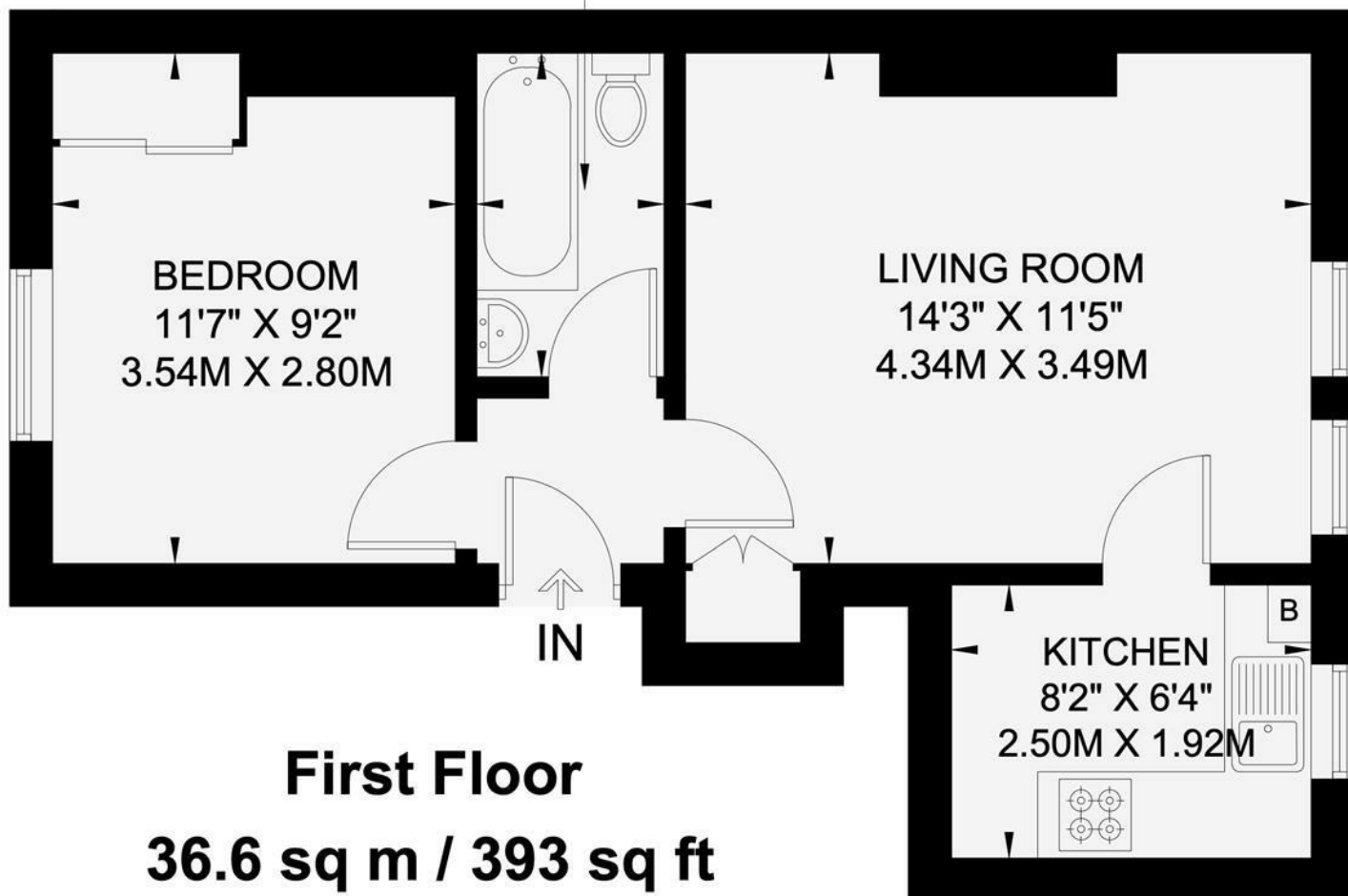
Council tax band: B

Parking zone: T

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BATHROOM
7'5" X 4'4"
2.27M X 1.32M

Approximate Gross Internal Area
36.6 sq m / 393 sq ft



Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shortened for Display
Skylight



Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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