

H&N



Wilbury Avenue
Hove

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EST. 1990

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Wilbury Avenue, Hove, BN3 6HR

Offers in excess of £250,000

A lovely ground floor flat in a fantastic Hove location, moments away from Hove station and with easy access to local amenities in Church Road and Hove Park Villas. With high ceilings and tall sash windows, the property is presented in good order throughout. Comprising a bay fronted living room, double bedroom, bathroom and kitchen. Furthermore, the property is sold with a private west facing garden and a Lease in excess of 900 years remaining. NO ONWARD CHAIN

Location

Wilbury Avenue is a sought after Hove location for its close proximity to Hove station with regular train services to London and along the south coast. Very good road links and bus services, are nearby, as is, Hove Park, Hove Recreation Ground. Furthermore, a selection of local independent shops are situated on Hove Park Villas. Larger retailers are a short distance away, namely Waitrose on Nevill Road and the Denmark Villas Tesco Express; a more comprehensive selection of shops, bars, coffee shops and eateries can be found on Hove's main thoroughfare, Church Road, a short walk to the south of the property.

Accommodation

A period tiled pathway and front garden lead you to the front door and well kept communal hallway.

The flat itself has an entrance hallway with storage, entry phone system and doors to all principal rooms.

At the front of the property, the bay fronted living room has three quarter height sash windows and is lovely and bright with a southerly aspect.

Next to this you'll find the kitchen, which has minimal wall and base units with some open shelving, a laminate work surface and stainless steel sink and drainer, with a wall mounted combination boiler.

With a westerly aspect window, the bathroom is laid to slate effect vinyl flooring with crisp white tiled surrounds, and comprises a panelled bath, a low level eco flush WC and pedestal wash basin.

To the rear of the flat, the bedroom is a good sized double room with high ceilings and tall sash window. There a cupboard to the chimney nook , some over head storage and bespoke, industrial hanging rails to the chimney alcove.

The property would make an ideal first time purchase.

Outside

Securely gated and situated at the side and to the front of the property, the garden is wall enclosed enjoying a westerly aspect and is laid to shingle with scope to landscape.

Additional information

EPC rating: D

Internal measurement: 377 Square feet / 40 Square metres

Tenure: Share of Freehold

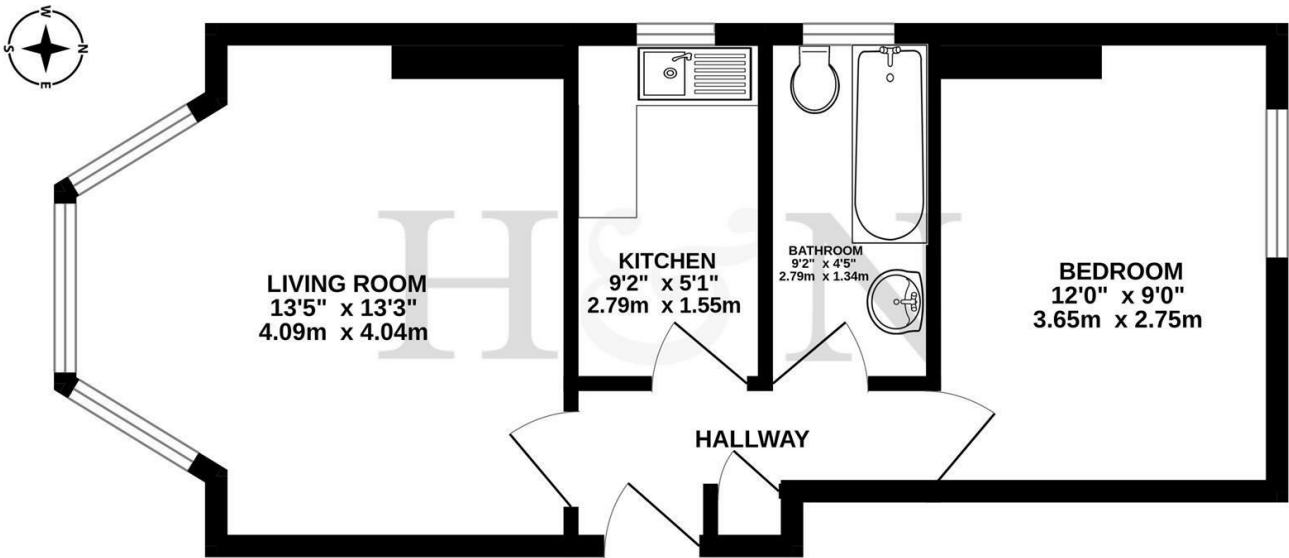
Lease: - 997 years remaining

Maintenance charges: £50.00 per month

Council tax band: B

Parking zone: T

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 an 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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