



9 Aynsley Court Wilbury Avenue

Hove, BN3 6FX

Guide price £310,000

A bright and airy two-bedroom purpose-built apartment set in a sought-after building in the heart of Central Hove. Nestled on the first floor of Aynsley Court, this home boasts a prime location, with Hove Station just a short stroll away and the vibrant Church Road amenities on your doorstep.

This two double bedroom, one bathroom flat is designed with a neutral aesthetic adding to the appeal of easy living. The reception room is a good size with plenty of natural light steaming through the windows. The property benefits from a separate kitchen.

Upon entering, you'll appreciate the generous storage space, providing a neat and clutter-free living environment. Although the apartment is in good condition with neutral decor throughout, there is plenty of scope to modernise and add your personal touch to maximise its potential, particularly in such a prestigious area.

Both bedrooms are double-sized, with the second bedroom benefiting from built-in wardrobes, perfect for maximising floor space. The master bedroom has room for freestanding furniture around a double bed. The bathroom, while in need of updating, currently offers a full bath suite with an electric shower over the bath, ensuring hot water at all times.

The property comes with the added benefit of an allocated on-site parking space — a true rarity in this area, where parking can be hard to come by. With outstanding schools, parks, and nurseries nearby, this apartment is perfectly suited for families, professionals, sharers, and investors looking to tap into a highly desirable location.

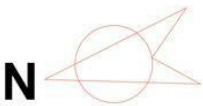
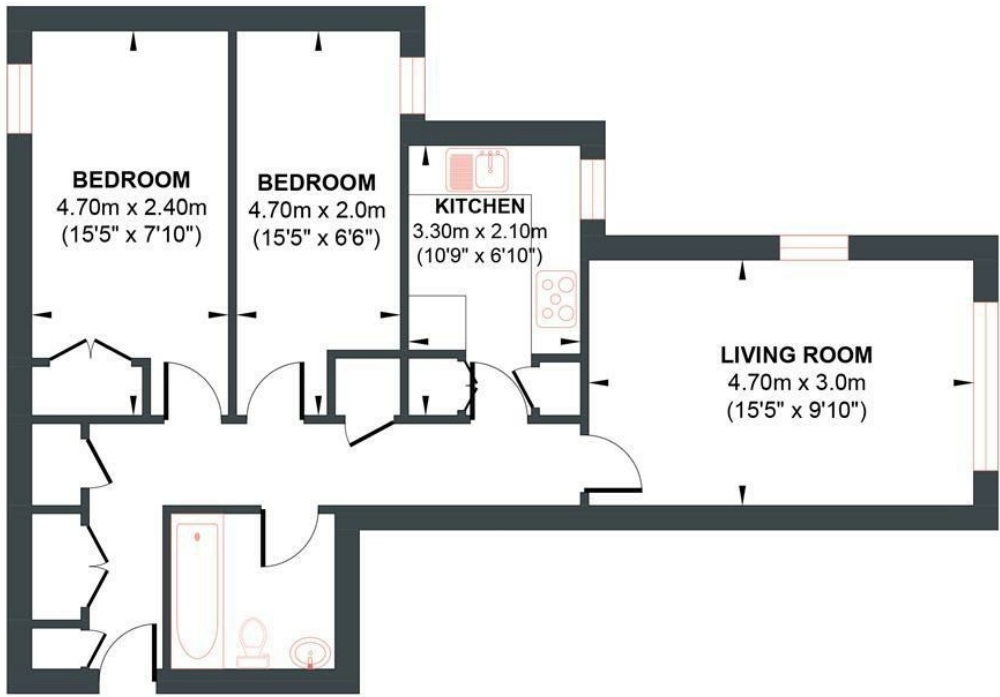
- Spacious 2-bedroom
 - Located on the first floor
 - Close to Hove Station and easy access to transport links
 - Chain-free
- Purpose-built apartment
 - On-site parking
 - Walking distance to the beach
 - Lift access

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WILBURY AVENUE

Approx. Gross Internal Floor Area 57.58 sq m / 619.78 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



FIRST FLOOR

Approximate Floor Area
619.78 sq ft
(57.58 sq m)