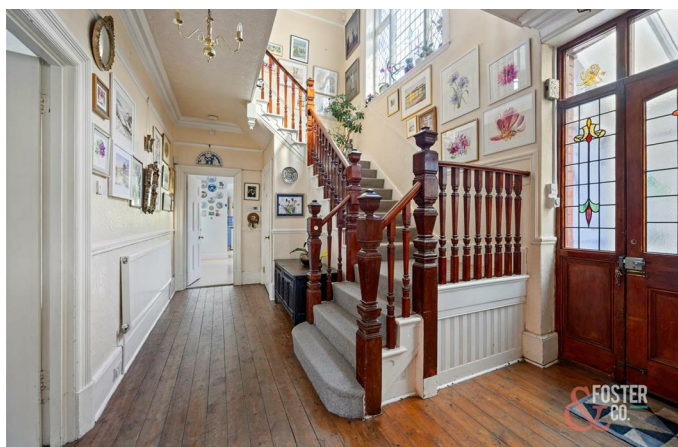




34 Wilbury Villas

Hove, BN3 6GD

Guide price £1,300,000

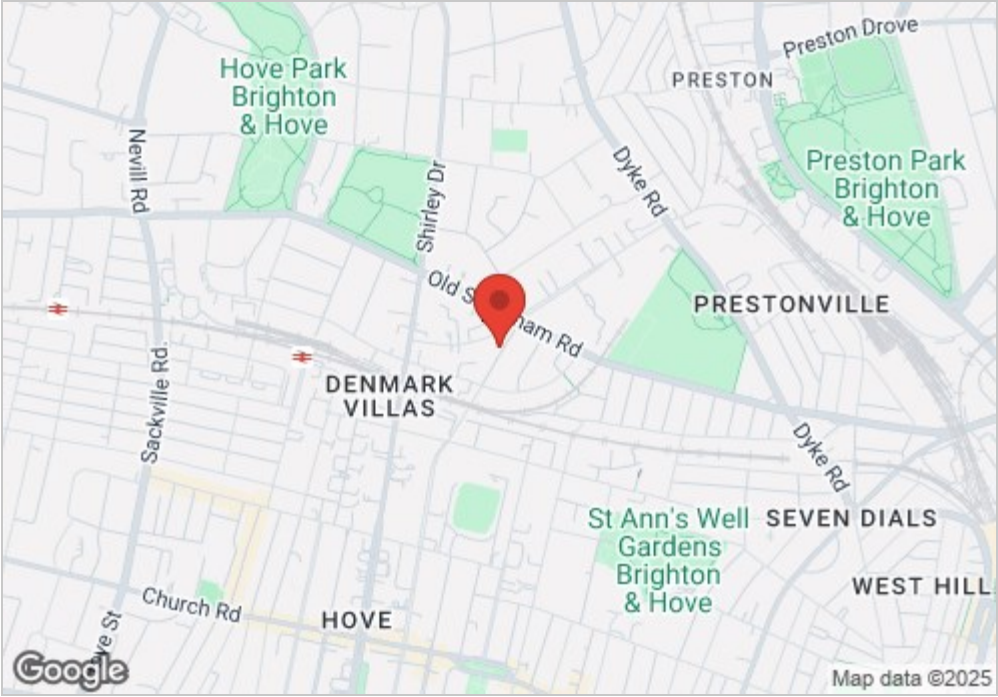
A most substantial double fronted semi detached seven bedroom Edwardian residence of considerable character with a lovely good sized west facing rear garden located in a highly regarded prime central location close to all City centre amenities.

Wilbury Villas is a quiet no-through road ideally located close to Hove mainline station and within easy reach of Hove City centre and the vibrant Seven Dials area. Several state and private schools are within easy walking distance. This attractive and imposing Edwardian family home provides exceptionally spacious and expansive living, and possibly home-working, accommodation spanning three floors, and retains a wealth of fine original period features and detail with genuine and exciting potential for updating and improvement.

As you enter this gracious elegant family home the sense of scale is immediately apparent on the ground floor with its large reception hallway and impressive wide turned bannister staircase serving the first floor. There are three separate reception rooms emanating from the hallway including a grand living room and separate dining room, as well as a useful study or office. The spacious kitchen/breakfast room also gives access to a useful cellar space and sunny patio. The extensive bedroom options spanning the first and second floors make this a particularly comfortable and versatile family home.

Worthy of particular mention is the mature walled garden which takes full advantage of a sunny westerly aspect, together with a useful garage/workshop. The first floor terrace affords open views over the neighbouring gardens.

An early viewing of this impressive residence is very highly recommended by the owner's Sole Agents.



- Substantial double fronted Edwardian home
 - Considerable charm and character
 - 7 Bedrooms
 - 2 Bathrooms
 - Garage
- Exceptionally spacious and expansive living space over 3 floors
 - Prime central location close Hove Station and City centre
 - 3 Separate Reception Rooms
 - Good sized sunny west facing garden
 - Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

