



## Wilbury Crescent, Hove



Guide Price  
£1,000,000  
Freehold

- AN OUTSTANDING FIVE BEDROOM PERIOD HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- THREE BATHROOMS
- DRIVEWAY WITH PARKING FOR TWO CARS
- NO ONWARD CHAIN

\*\*\* GUIDE PRICE £1,000,000 - £1,100,000 \*\*\*

Robert Luff & Co are delighted to bring to market this outstanding five bedroom period family home situated on Wilbury Crescent. Accommodation offers; five double bedrooms, three bathrooms, modern fitted kitchen/diner and bay fronted living area. Also benefiting from a landscaped rear garden and off road parking for two cars.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Crescent, being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

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## Accommodation

### Porch

### Entrance Hall

### Bedroom Three 12'10 x 10'9 (3.91m x 3.28m)

Double glazed window to front. Radiator. Inset spotlights.

### Bedroom/Office 12'10 x 10'9 (3.91m x 3.28m)

Radiator. Inset spotlight. Potential to reinstate window to rear.

### Bedroom One 24'3 x 11 (7.39m x 3.35m)

Two double glazed windows to side. Double doors to rear garden. Radiator. Inset spotlights. Under stair storage.

### Ensuite

Shower cubicle. WC. Wash hand basin vanity. Heated towel rail. Extractor fan. Inset spotlights.

### Stairs to first floor

### Kitchen/Diner 20'4 x 11 (6.20m x 3.35m)

An array of matching wall & base units. Worktop incorporating stainless steel sink/drainage unit. Double oven. Gas hob & extractor fan. Space for double fridge/freezer, washing machine, dish washer & tumble dryer. Radiator. Double glazed window to side & rear.

### Storage Cupboard

Window to side.

### Bedroom Four 10'9 x 8 (3.28m x 2.44m)

Double glazed window to rear. Radiator. Inset spotlights.

### Shower Room

Shower cubicle. WC. Wash hand basin vanity. Heated towel rail. Extractor fan. Inset spotlights.

### Living Room 17 x 13'5 (5.18m x 4.09m)

Double glazed bay window to front. Radiator. Bespoke built in TV unit with storage either side.

### Stairs to second floor

### Eave Storage

### Bedroom Two 17'9 x 9'6 (5.41m x 2.90m)

Two Velux windows to front. Built in wardrobe. Radiator. Eave storage.

### Ensuite

Bath. Shower cubicle. Heated towel rail. WC. Wash hand basin vanity. Velux window to rear.

### Garden

Landscaped rear garden benefiting from the side return, outside sockets & shed.

### Driveway

Parking for two cars.

### AGENTS NOTES

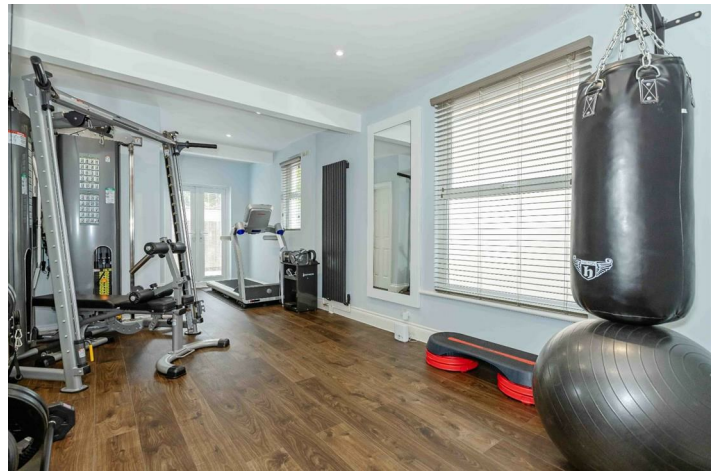
FREEHOLD

EPC: C

COUNCIL TAX: E



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# Floorplan



Total area: approx. 167.7 sq. metres (1804.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.