



Wilbury Gardens, Hove



Asking Price
£350,000
Share of Freehold

- TWO BEDROOM TOP FLOOR FLAT
- SHARE OF FREEHOLD
- WEST FACING LIVING ROOM
- MINUTES FROM HOVE STATION
- WALKING DISTANCE TO HOVE PARK & HOVE RECREATION GROUND

Robert Luff & Co are delighted to bring to market this spacious two bedroom flat, situated on the top floor of this beautiful period building. Accommodation offers; living room, separate kitchen two double bedrooms and a bathroom. This property would suit an array of buyers including first time buyers, clients looking for a holiday home and commuters.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Gardens, 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.

**Robert
Luff & Co**
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T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Lounge/Diner 15'3" x 14'1" (4.65 x 4.31)

Carpet flooring, wall mounted radiator, West facing UPVC double glazed windows, fireplace

Kitchen 10'5" x 4'3" (3.18 x 1.30)

Mix of wall mounted and base units, with integrated oven, induction hob, extractor, space for appliances, original sash window

Bedroom One 14'2" x 10'2" (4.33 x 3.10)

Carpet flooring, wall mounted radiator, double glazed sash windows, storage

Bedroom Two 10'2" x 9'3" (3.10 x 2.84)

Carpet flooring, wall mounted radiator, double glazed windows, built in wardrobes

Bathroom

Vinyl flooring, bath with overhead shower, sink, WC, wall mounted radiator, wall mounted towel rail, original sash window

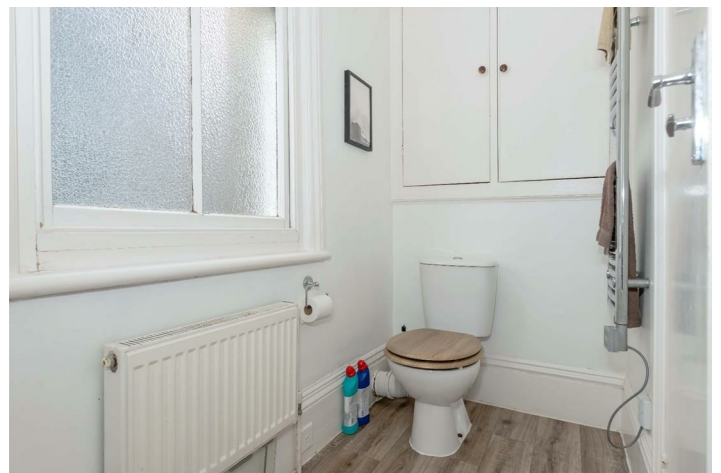
Agents Notes

Tenure: Share Of Freehold

Approx 966 Years Remaining On The Lease

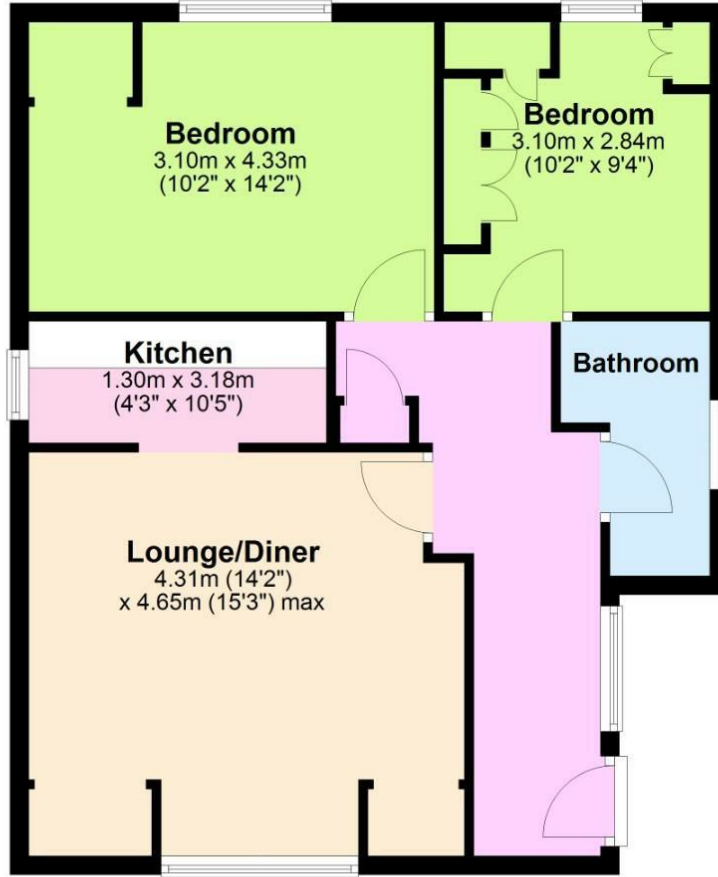
Maintenance: £100 per Month

EPC Rating: D With The Possibility Of A C



Floor Plan

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.