



Wilbury Road, Hove



Guide Price
£500,000
Share of Freehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- SHARE OF FREEHOLD
- PRIVATE SOUTH FACING ROOF TERRACE & ADDITIONAL WEST FACING BALCONY
- MODERN FITTED KITCHEN & BATHROOM
- LOFT ACCESS
- LOCATED ON THE TOP FLOOR OF THIS PERIOD BUILDING
- NO ONWARD CHAIN
- MODERN DECOR THROUGHOUT
- WORKING FIREPLACE
- DRESSING ROOM

*** GUIDE PRICE £500,000 - £525,000 ***

Robert Luff & Co are delighted to bring to market this outstanding two double bedroom apartment situated on the top floor of this stunning period building. Accommodation offers; spacious living/dining area, separate modern fitted kitchen, two double bedrooms, modern fitted bathroom and delightful south facing roof terrace. Also benefitting from a share of freehold, no onward chain, dressing room, utility area and additional West facing balcony.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Road, being mere steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

Robert
Luff & Co
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Lounge/Diner 19'2 x 18'1 (5.84m x 5.51m)

Kitchen/Utility 13'3 x 6'4 (4.04m x 1.93m)

Bedroom One 18'11 x 11'1 (5.77m x 3.38m)

Dressing Room 14'4 x 6'7 (4.37m x 2.01m)

Bathroom

Bedroom Two 10'6 x 7'7 (3.20m x 2.31m)

South Facing Terrace

West Facing Balcony

Agents Notes

Tenure: Share Of Freehold

Maintenance: £1200 Appx Per 6 Months

Council Tax: Band C

EPC: E

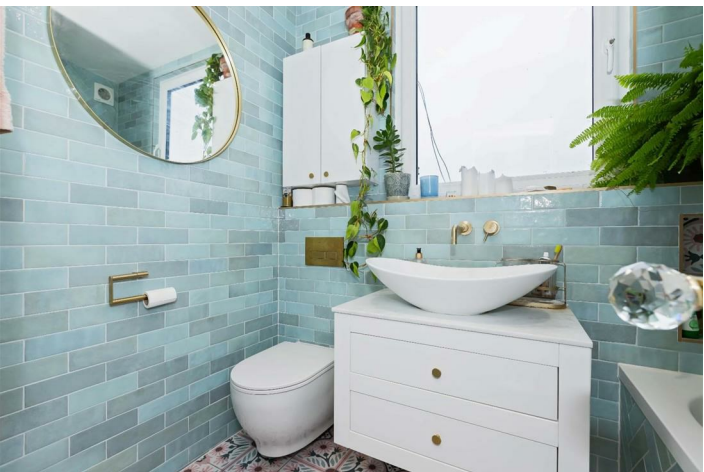
28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

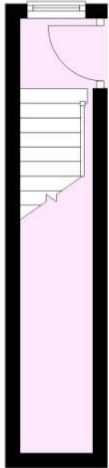
www.robertluff.co.uk



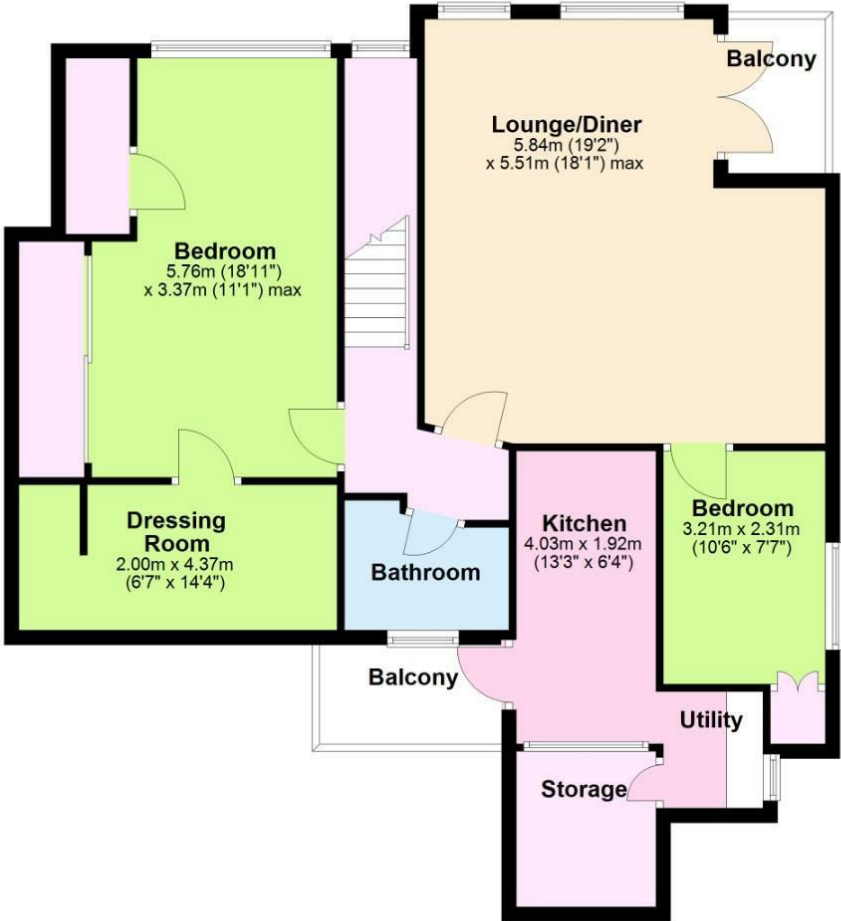
28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



Floor Plan
Approx. 6.0 sq. metres (64.3 sq. feet)



Floor Plan
Approx. 97.1 sq. metres (1045.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.8 sq. feet)

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.