



The
Land & New Homes
Organisation

Pearson
Keehan

Joint Agents:

Aspen House, 17 Wilbury Avenue, Hove East Sussex, BN3 6HS - Available as a whole or in part

Aspen House is a handsome Victorian detached villa spanning over 5,000sqft in the heart of Hove's Wilbury area and a short walk to Hove railway station. Offering enormous potential to create a stunning family home, develop the property in part/full or retain the care facility.

Currently an operating care home with 15 bedrooms, and staff apartment in the attic. The property is available as a whole or in part with the garage area considered suitable for development.

The Property

Set on the corner of Wilbury Avenue and Wilbury Gardens, Aspen House is an extensive building of some 5,000sqft set over 3 floors with many original features and proportions. To the rear is a later extension that can/will be removed depending on the eventual use of the property. At the rear of the property is a large parking area with double garage.

Available as a whole, 17 Wilbury Avenue (part - house only circa 3,000sqft) or the rear land/garage (part - land only). This is an excellent opportunity to create a stunning family home or a vibrant development scheme.

Proposal

Offers are invited for the property in part or as a whole - with the option to take over the existing care home business. Whilst the home is a well occupied business it is considered that the building and plot offer scope for alternative uses included reverting 17 Wilbury Avenue to a detached family home, converting it to apartments and/or developing the rear section to further extend the building or create a stand-alone development similar to the plot opposite.

Guide Price for the whole - £1,850,000

Guide Price for 17 Wilbury Avenue only - £1,250,000

Guide Price for land/garages - £600,000



Interested parties are expected to make their own enquiries with regards the redevelopment potential.

Offers for 17 Wilbury Avenue (part) subject to the client delivering appropriate consent to revert the building to a single dwelling will be considered - this is to facilitate domestic mortgages on the property. Similarly offers 'subject to planning' on 17 Wilbury Avenue and the land/garages will also be considered.

Location

Located close to Hove railway station and within easy access of both Brighton and Hove's shopping areas the property is in an excellent location. Wilbury is predominantly large and well maintained family homes.

Contact

Contact Chris Pearson at Pearson Keehan Estate Agents or Matthew Hollywood at The Land & New Homes Organisation for access and further details;

matthew@landandnewhomes.org - 07810 445543

chris@pearsonkeeham.co.uk - 01273 206999

NOTES: 1 All measurements shown in these particulars are approximate. 2 Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check Information. Do so, particularly if you are contemplating travelling some distance to view the property. 3 The mention of any appliance and/or services in these particulars does not imply that they are in full working order.

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Aspen House, 17 Wilbury Avenue, Hove East Sussex, BN3 6HS - Whole

Aspen House is a handsome Victorian detached villa in the heart of Hove's Wilbury area and a short walk to Hove railway station. Offering enormous potential to revert to a family home, develop the property in part/full or retain the care facility with over 5,000sqft of living space.

Currently an operating care home with 15 bedrooms, and staff apartment in the attic. The property is available as a whole with the garage area considered suitable for development or extension.

Guide Price - £1,850,000 Whole site

- Existing established Care Home Business - Freehold
- Over 5,000sqft of existing living space
- Sought after Wilbury area of Central Hove
- Walking distance to Hove train station
- Many original period features retained
- Wrap-around gardens and garaging/parking
- Accommodation on 3 floors
- Existing 2nd floor staff flat
- Development Potential (STNC)

Proposal

Offers are invited for the property as a whole - with the option to take over the existing care home business. Whilst the home is a well occupied business it is considered that the building and plot offer scope for alternative uses; included reverting 17 Wilbury Avenue to a detached family home, converting it to apartments and/or developing the rear section to further extend the building or create a stand-alone development similar to the plot opposite.



Interested parties are expected to make their own enquiries with regards the redevelopment potential.

Offers subject to the client delivering appropriate consent to revert the building to a single dwelling will be considered—this is to facilitate domestic mortgages on the property. Similarly offers 'subject to planning' will also be considered.

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Wilbury Avenue, BN3

Approximate Gross Internal Area = 467.8 sq m / 5036 sq ft
(excludes restricted head height)



Second Floor



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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17 Wilbury Avenue, Hove East Sussex, BN3 6HS - house only

17 Wilbury Avenue is a handsome Victorian detached villa extending to some 3,000sqft in the heart of Hove's Wilbury area and a short walk to Hove railway station. Offering enormous potential to create a stunning family home or develop the property into apartments.

Currently an operating care home with 15 bedrooms, and staff apartment in the attic. Full vacant possession will be offered on completion.

Guide Price - £1,250,000 Part - House only

- Substantial detached late Victorian villa
- Accommodation of just under 3,000sqft (2,985sqft)
- Sought after Wilbury area of Central Hove
- Walking distance to Hove train station
- Many original period features retained
- Wrap-around gardens and garaging/parking
- Accommodation on 3 floors
- Existing 2nd floor flat (internal access only)
- Development Potential (STNC)

Proposal

Offers are invited for the property based on the attached site plan that indicates the new boundary fence - this will be installed prior to completion. As part of this division of the plot the rear extension will be removed at the clients expense, and the building left 'safe & secure' prior to completion.

Offers subject to the client delivering appropriate consent to revert the building to a single dwelling will be considered—this is to facilitate domestic mortgages on the



property. Similarly offers 'subject to planning' will also be considered.

This is an exciting opportunity to purchase a substantial property in the heart of Hove with enormous potential/scope to create a stunning family home or apartment scheme. With many original features and the buildings proportions retained this is a blank canvas.

Indications are that the building, which extends over 3 floors could be reverted to a 5/6 bedroom, 3 bathroom home with period/contemporary living spaces with wrap-around gardens.

Contact

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matthew@landandnewhomes.org - 07810 445543

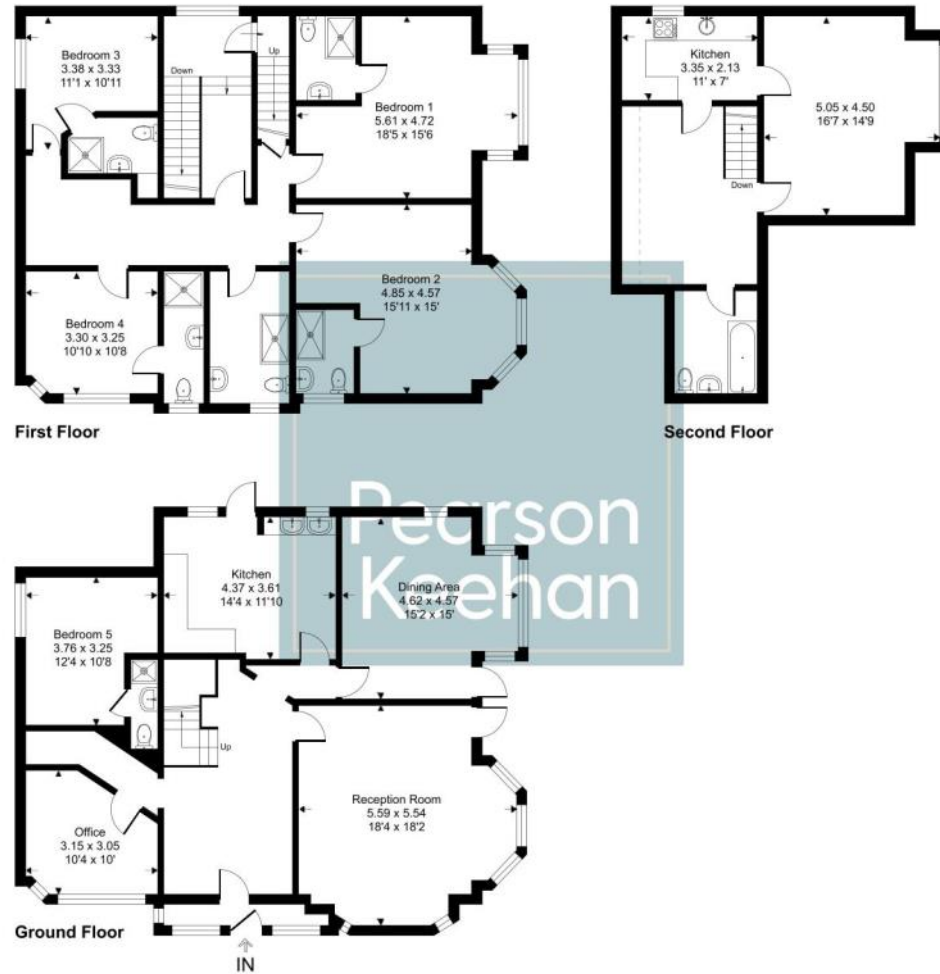
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Wilbury Avenue, BN3

Approximate Gross Internal Area = 277.3 sq m / 2985 sq ft
(excludes restricted head height)



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Land/garages at Wilbury Gardens, Hove East Sussex, BN3 6HS - plot only

The land/garages at Wilbury gardens are available as a separate development plot. There is enormous scope to redevelop the plot in a similar way to the plot opposite.

As part of the sale the extension to 17 Wilbury Avenue will be removed and a new boundary fence erected to divide the plot from the existing property. 'Subject to Planning' offers will be considered.

Guide Price - £600,000 Part land/garage only

- Stand alone potential development site
- Freehold
- Existing garages/parking
- Sought after Wilbury area of Central Hove
- Walking distance to Hove train station
- Development Potential (STNC)
- 'Subject to planning' offers considered

Proposal

Offers are invited for the property based on the attached site plan that indicates the new boundary fence - this will be installed prior to completion. As part of this division of the plot the rear extension will be removed at the clients expense.

This is an opportunity to purchase a stand alone development plot in the heart of Hove with potential STNC to create a stunning family home or small apartment scheme.



Indications are that the plot that measures 12.4m of road frontage x 20m deep, could accommodate a contemporary detached house similar to the plot opposite or a small apartment block - STNC.

Offers 'subject to planning' will be considered based on sensible conditional terms being agreed.

Contact

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