



**GOLDIN
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Wilbury Avenue, Hove, BN3 6GH
£2,000 Per Calendar Month

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Further Information

A truly stunning two bedroom, two bathroom first floor apartment converted from a period building built in 1905. The property has been finished to a very high quality throughout to include under floor heating, cat 5 cabling with surround sound, top quality German appliances including integrated dishwasher, fridge freezer and washing machine. The entire property is electric throughout with no gas.

Located in a well-maintained and secure residential building, this beautifully presented two-bedroom apartment offers a combination of modern living and period charm. With oak flooring, high ceilings, and many original features, the property is perfect for all Tenants,

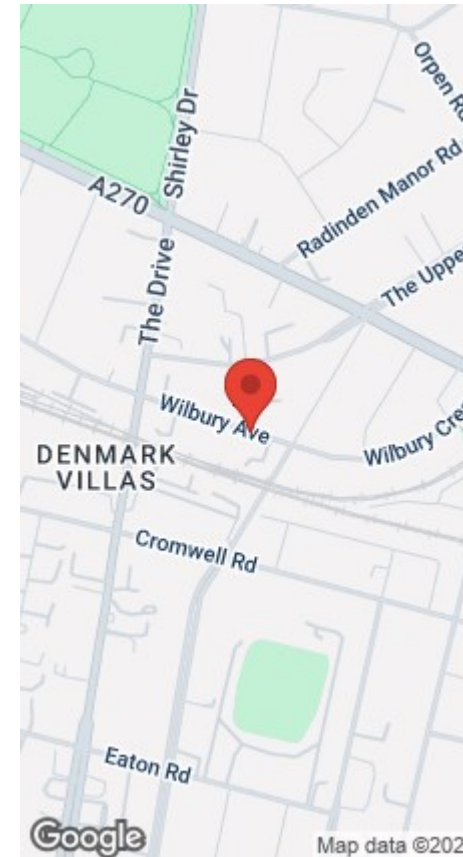
The open-plan kitchen, dining, and living room is spacious and offers two private balconies.

The master bedroom is a very good size with mirror fronted wardrobes and a very good quality en-suite bathroom. The second bedroom is ideal for guests, a child or a home office. Wilbury Avenue is located within easy walking distance of Hove Station and the shops of Church Road.

The flat is offered unfurnished and is available NOW.

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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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 



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