



4, 24 Wilbury Gardens, Hove, East Sussex, BN3 6HY

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## 'Offers in Excess of' £399,950 – Share of Freehold

Hyman Hill are delighted to offer for sale this beautifully presented two-bedroom ground floor garden flat, forming part of an impressive detached period property, ideally positioned on a highly sought-after tree-lined road just 0.2 miles from Hove Station.

Accessed via a private entrance to the side of the building, the flat offers stylish and well-arranged accommodation throughout. The property comprises two well-proportioned bedrooms, a modern fitted bathroom, and a contemporary kitchen/diner with integrated appliances. This space opens seamlessly into a charming lounge area, featuring a pitched roof and overlooking the private garden, creating a wonderful sense of light and space.

The garden is a true standout feature and highly unusual for a property of this type. Measuring approximately 45 feet in length, it enjoys a favoured sunny westerly aspect and provides an ideal setting for morning coffee, al fresco dining, or evening entertaining. Laid to patio and lawn, the garden also benefits from a rear shed with power and

lighting, offering excellent potential for conversion into a home office, studio, or hobby space.

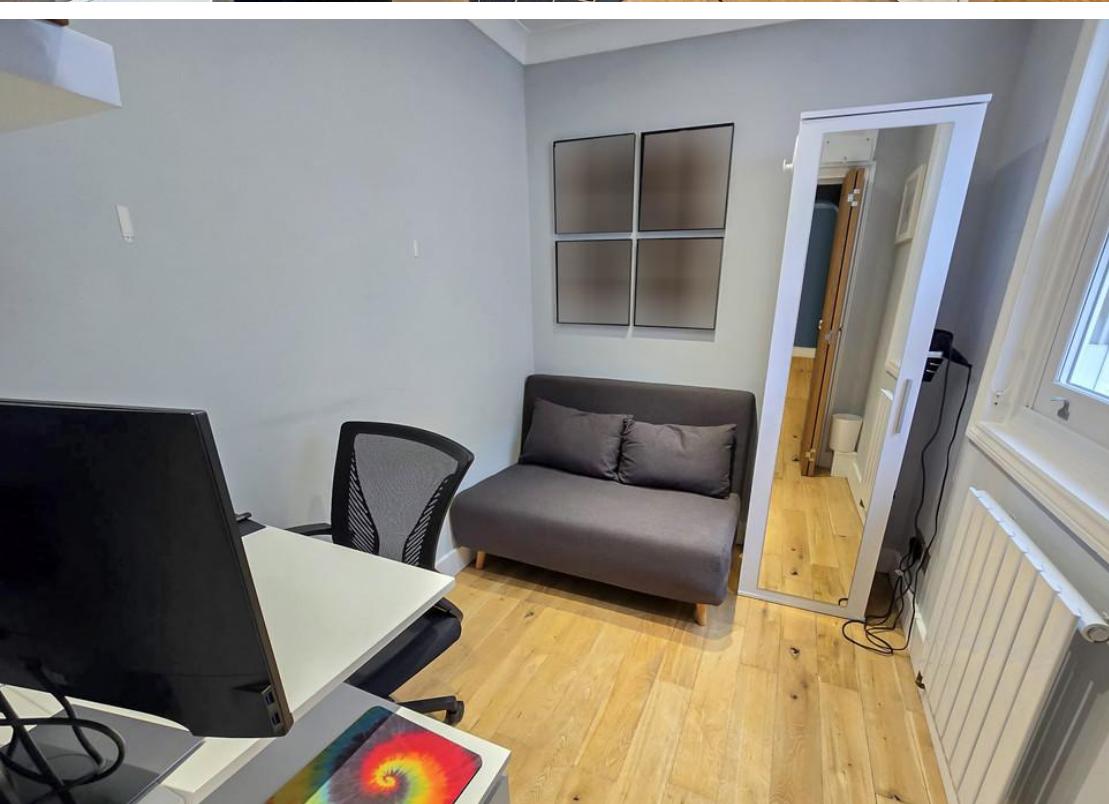
This exceptional home is perfectly suited to commuters, downsizers, or buyers looking to upsize, combining turnkey accommodation with a prime central Hove location. With the vendors already suited on a chain-free purchase, early internal inspection is highly recommended to fully appreciate all that this superb flat has to offer.

Wilbury Gardens is a picturesque, tree-lined street in the heart of Hove. Church Road is within easy reach, offering a vibrant selection of independent cafés, bars, restaurants, and boutique shops. Excellent transport links are close by, including Hove Station and regular bus services, while nearby green spaces such as Hove Recreation Ground and Hove Park further enhance the lifestyle appeal.

- Ground floor garden flat
- Private street entrance (to side)
- Large, private West facing rear garden
- Very well presented throughout
- Double glazing & gas central heating
- 0.2 miles of Hove station
- Share of freehold
- Vendor suited with chain free property







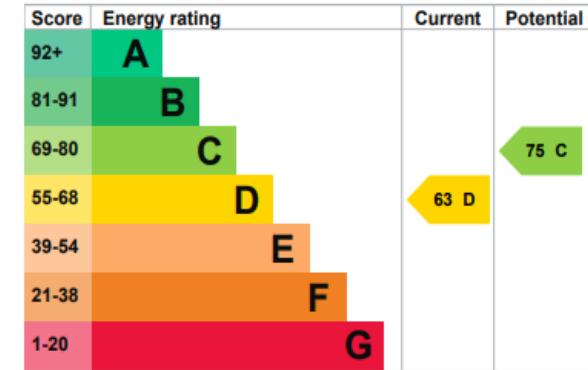
### Ground Floor



Total area: approx. 49.3 sq. metres (530.3 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.

Plan produced using PlanUp.



### Useful Information

**Council Tax:** Band A - £1,637.19 per annum (2025/2026)

**Tenure:** Share of Freehold

**Service Charge/Maintenance:**  
Approx £90 per month (TBC)

**Lease:** Remainder of 999 year lease

**Local Authority:** Brighton & Hove City Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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