



**Wilbury Crescent, Hove BN3 6FJ**

**welcome to**

## **Wilbury Crescent, Hove**

- TWO BEDROOM TOP FLOOR APARTMENT
- IN NEED OF MODERNISATION
- TWO GOOD SIZE BEDROOMS
- SOLD WITH NO ONWARDS CHAIN
- SOLD WITH A SHARE OF THE FREEHOLD
- CLOSE WALK TO HOVE SEAFRONT AND TRAIN STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£300,000**

Fox and Sons are delighted to offer this well laid out and spacious 2 double bedroom top floor apartment flat located in the heart of central Hove within a short walk of Hove Seafront and Hove Station. The property is in need of modernisation, large separate kitchen and is being sold with no onwards chain & Share of freehold.



### **Agents Note**

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer

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**Property Ref:**

CRH109518 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01273 820280**



[Hove@fox-and-sons.co.uk](mailto:Hove@fox-and-sons.co.uk)



161 Church Road, HOVE, East Sussex, BN3 2AD



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