



## Somerset Court Wilbury Villas, Hove BN3 6GD

*\*\* Guide Price - £225,000-£250,000 \*\* Fox and Sons are delighted to offer this well laid out and spacious one double bedroom apartment with communal gardens.*



**welcome to**

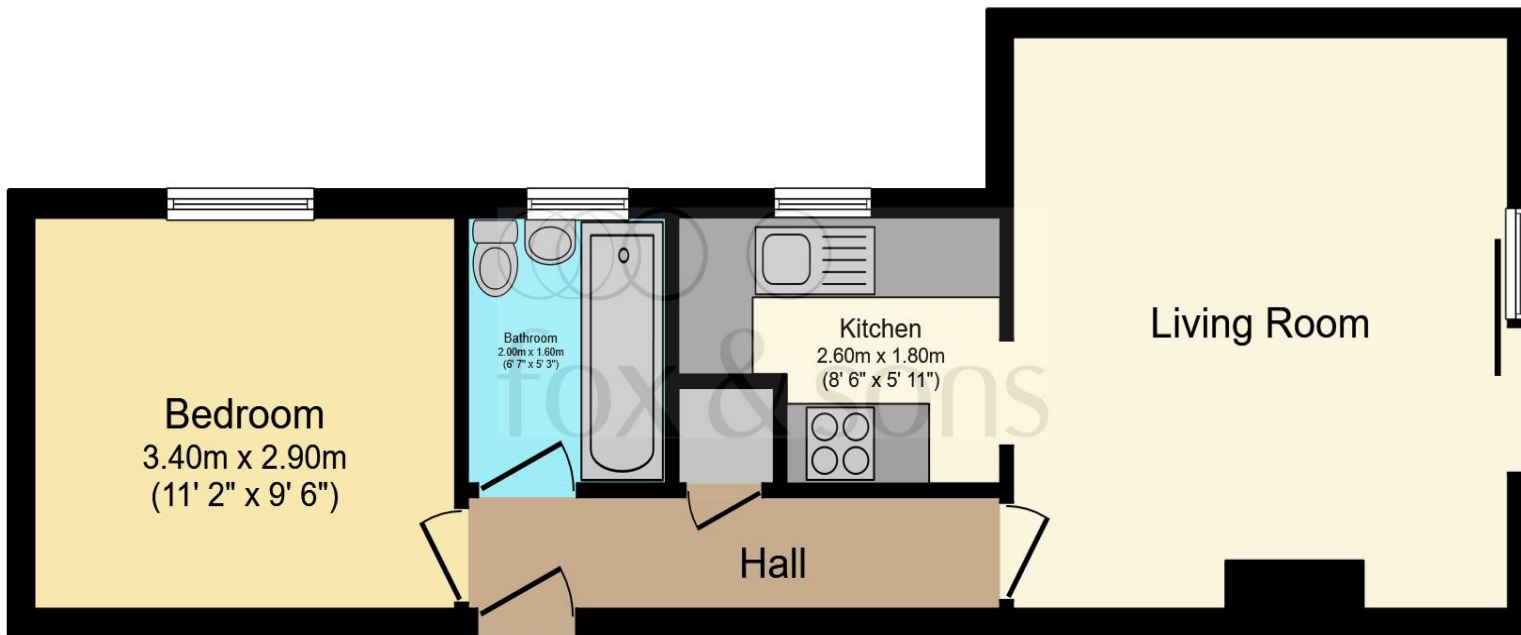
## **Somerset Court Wilbury Villas, Hove**

The apartment located in this sought after purpose built apartment within walking distance of Hove/Aldrington stations and the many shopping amenities of central Hove. Also close to the abundance of restaurants and bars in Church Road as well as frequent buses for transport out of the city and beautiful Hove Seafront. The property has a very spacious feel and is well laid out comprising of an entrance hall, stunning living room which lead out onto the communal gardens, modern fitted kitchen, large double bedroom and contemporary bathroom with a window for ventilation. The flat is a real must view, perfect for first time buyers or buy to let investors!



### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 40.4 m<sup>2</sup> (435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Somerset Court Wilbury Villas, Hove

- ONE BEDROOM PURPOSE BUILT APARTMENT
- MODERN FITTED KITCHEN & BATHROOM
- CENTRAL HOVE LOCATION
- WALKING DISTANCE TO HOVE STATION
- LARGE DOUBLE BEDROOM
- SOLD WITH NO ONWARDS CHAIN

Tenure: Leasehold EPC Rating: C

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.

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRH109082](https://fox-and-sons.co.uk/Property/CRH109082)



Property Ref:  
CRH109082 - 0006

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



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