

ELLIOTTS

23 Wilbury Crescent, Hove
Offers Over £1,000,000 Freehold





23 Wilbury Crescent, Hove, BN3 6FL

Elliotts are delighted to offer for sale this large semi-detached family home in this prime residential location with accommodation arranged over two excellent floors, with an excellent overall floor area of 2082 Sq.Ft (193 Sq.Mt) along with the added benefit of a generous Southerly aspect mature rear garden and large basement/cellar area.

This superb property would be well suited to a family who are looking to place their own stamp on a property, which also offers the potential (STNC) to extend into the loft to create further space for a growing family.

Wilbury Crescent is one of Hove's premier residential locations, having the advantage of being a quiet tree-lined road, whilst also having both Church Road and Seven Dials within easy walking distance, as well as the outdoor facilities close at hand in Hove Park and Dyke Road Park. It is also perfectly placed a short walk from Hove railway station, making this the perfect purchase for those that also wish to commute.



- Spacious Semi-Detached House
- Large Southerly Rear Garden
- Kitchen - GF Shower Room/WC
- Bathroom - Separate WC
- Extensive Cellar
- 193 Sq.Mt / 2082 Sq.Ft
- 32' Lounge / Dining Room
- Four Double Bedrooms
- Excellent Local Schools
- No-Ongoing Chain / Potential to Improve



Upon entering you're greeted by an impressive entrance hallway which grants access to all rooms and includes a rather impressive open-plan lounge/dining room that also leads onto the rear terrace area and garden. There is a separate kitchen also off the hallway, with access to a ground floor shower room/WC and a lobby area that leads to the side passageway and garden.

Heading upstairs you're greeted by a welcoming and large landing which gives access to four generous double bedrooms and a bathroom, along with a separate WC adjacent.

It is also worth mentioning the extensive cellar which is accessed from the garden and offers further potential to extend subject to all the necessary consents.

Local schools include The Drive Prep School, Hove Junior School, Stanford Junior School, Hove Park School and Sixth Form Centre and St Andrew's C of E Primary School, along with the Bilingual Primary School, BHASVIC and Cardinal Newman.

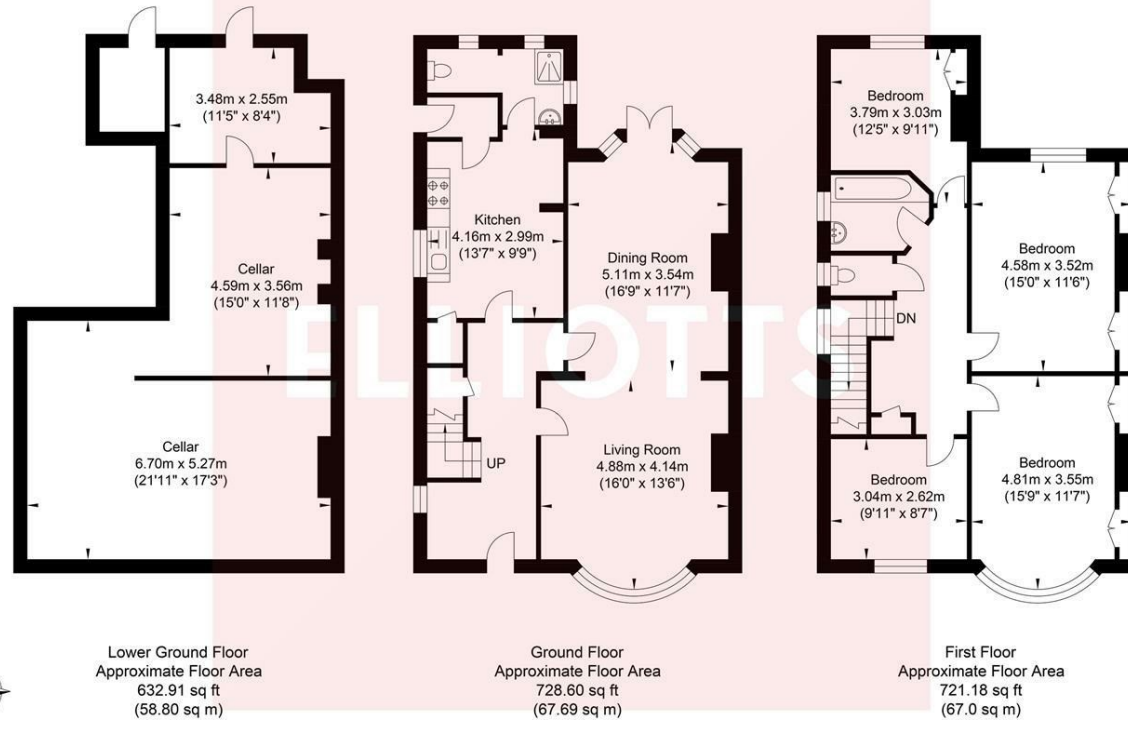




Floorplan

Wilbury Crescent

Energy Performance Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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