

ELLIOTTS

Working hard for you



Flat 4, 38 Wilbury Road, Hove, BN3 3JP

Offers Over £400,000 Leasehold

ELLIOTTS are delighted to offer this SPACIOUS and WELL LAID OUT SECOND FLOOR APARTMENT, right in the CENTRE of HOVE in this WIDE TREE LINED AVENUE, nicely presented with GOOD SIZED ROOMS, accommodation extending to c72 Square metres/775 Square feet and includes two double bedrooms with both Main Shower room and separate en-suite, Offered for sale CHAIN FREE.

- Two Double Bedrooms
- Shower Room plus Additional En-suite
- Large Front Lounge
- Separate Kitchen With Window
- Chain Free
- Central Hove Location
- c72 Sq Mtrs/ c775 Sq ft
- Good Layout
- Wide Tree Lined Avenue
- Adjacent Church Road



www.elliottsestateagents.co.uk

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A nicely proportioned and chain free converted apartment located on the second floor, of this substantial period property, and is approached via neat and tidy communal hallways.

Well presented in good decorative order and with gas fired central heating, the flat offers spacious accommodation which extends to around 72 metres (c775 square feet) and has a good layout, with both bedrooms to the rear of the flat, and the living room and kitchen to the front.

Both bedrooms are doubles, and in addition to the main shower room, the flat has the further advantage of an en-suite shower room to the main bedroom. Living space is also spacious, with a large 19' x 14'2" living room and separate kitchen with window and space for a small breakfast table and chairs.

Wilbury Road is a wide tree lined Avenue right in the heart of Hove City Centre, within a few yards of the Sussex Cricket Ground entrance and the all new 'Cricketers pub/restaurant), adjacent to Church Road with its bustling selection of other restaurants, bars and coffee shops, Hove seafront and Mainline Station are just a few blocks and therefore in comfortable walking distance.



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Total Area: 775 ft² ... 72.0 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
102 (max)	A		
69-91	B		
46-68	C	78	82
35-45	D		
22-34	E		
15-21	F		
1-14	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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