



Wilbury Lodge, Wilbury Road, Hove, BN3 3PA
Asking Price £215,000

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Don't miss out on this contemporary Studio flat in central Hove, featuring stunning views, and close proximity to Hove Station and local amenities.

Welcome to Wilbury Lodge, a purpose-built block situated in the heart of central Hove. This stylish studio flat offers a comfortable and convenient living space, making it an ideal choice for first-time buyers, professionals, or investors alike.

Upon entering the property, you are greeted by a well-designed, open-plan living area that incorporates a bedroom, reception, and dining space. The studio flat boasts a modern and minimalist design, creating a bright and airy atmosphere throughout.

Large windows bathe the room in natural light, illuminating the contemporary finishes and creating a warm and inviting ambiance. Immerse yourself in the views across Hove and the iconic Sussex County Cricket Club, which act as a picturesque backdrop that adds to the overall allure of the property.

The kitchen is perfectly integrated into the living area, offering an efficient and practical space to prepare meals. Whether you are an occasional cook or a culinary enthusiast, this kitchen allows you to unleash your inner chef.

The bathroom exudes a sense of tranquillity, featuring a tasteful design. Take a moment to unwind and relax in the bathtub after a long day or freshen up in the shower.

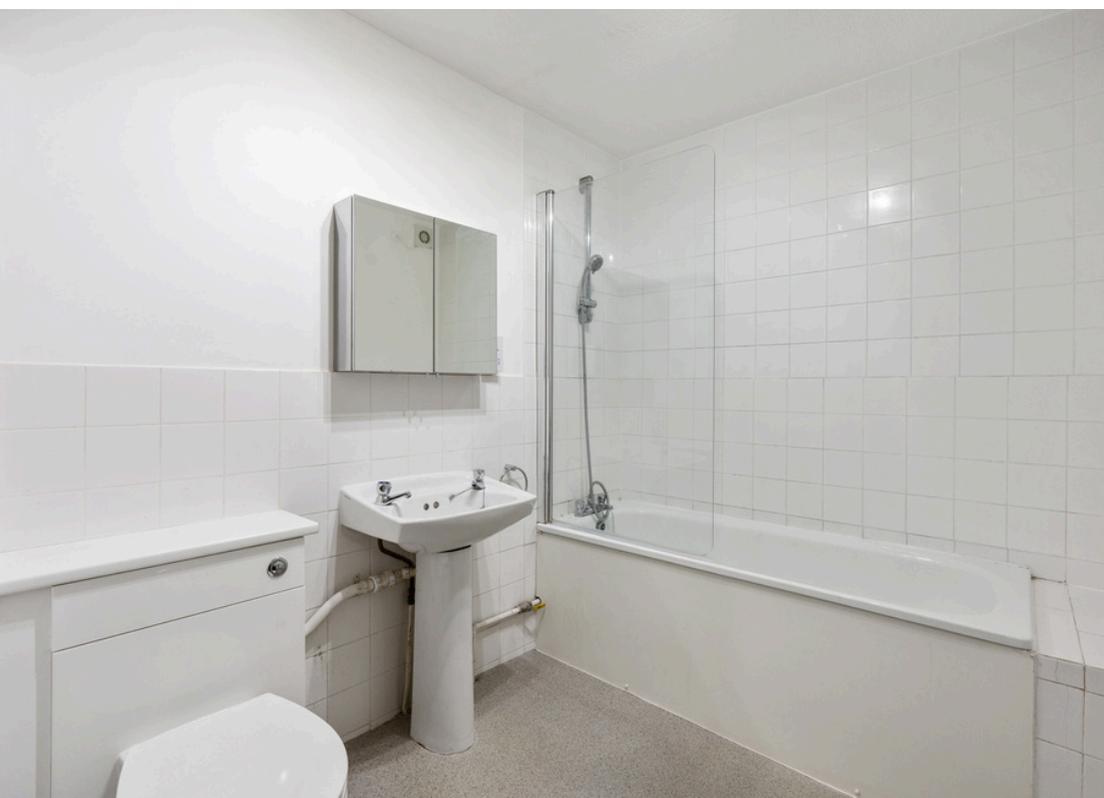
This exceptional property also benefits from unallocated parking on a "first come, first served" basis.

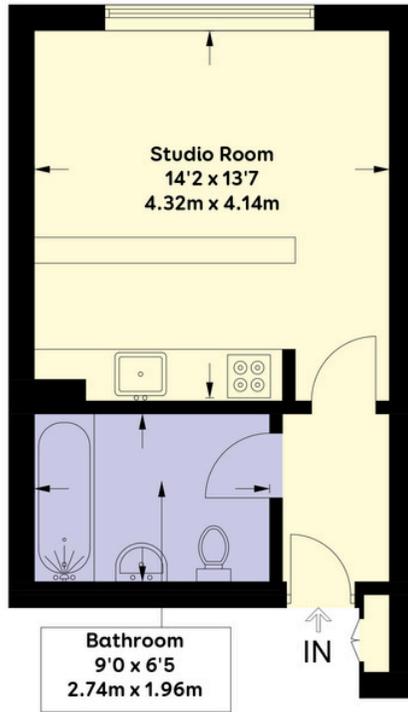
Wilbury Lodge comes complete with a passenger lift for easy access to all floors, making it accessible for residents of all ages and abilities. The communal heating system and hot water provision ensure comfort and cost-effectiveness throughout the year.

Living in this prime central Hove location means you have everything you need right at your doorstep. Hove Station is just a short walk away, making commuting a breeze. Local shops, cafes, restaurants, and amenities are all within easy reach, adding to the convenience and desirability of this sought-after area.

Measuring at approximately 259 sq ft/27.4 sq m, this charming studio flat offers a practical and well-designed living space. The property's excellent location, stunning views, and convenient amenities make it an attractive investment opportunity or a comfortable home for those seeking a vibrant and central lifestyle.

Don't miss the chance to make Wilbury Lodge your new address.





Fifth Floor
295 sq ft / 27.4 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USED AREAS) = **291 sqft / 27.0 sqm**
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Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes

Tenure Leasehold
 138 Year Lease Term Remaining
 Service Charge Approx £2,401.92 Per Annum- Includes Hot Water And Heating
 (the owner has advised us that this will reduce to £1,649.28 per annum in June 2025 as the extra charge is to cover internal and external renovation of the block)
 Ground Rent N/A
 Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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