



## Wilbury Road, Hove, BN3 3JP

**£1,700 Per month**



- Newly refurbished Mansion Flat
- Large living room with feature fireplace
- High ceilings and period details throughout
- Prime central Hove location



- Two spacious double bedrooms
- Stylish modern kitchen with integrated appliances
- Modern bathroom
- Short walk to Hove seafront



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### Summary

Beautifully Refurbished Mansion Flat in the Heart of Hove

Set within an elegant period building, this newly refurbished lower ground floor flat offers the perfect blend of classic charm and contemporary style. There are two double bedrooms, including a very spacious master bedroom, this home is ideal for those seeking both comfort and convenience.

The large living room, featuring a lovely bay window and original fireplace, creates a warm and inviting space perfect for entertaining or relaxing. The stylish kitchen is thoughtfully designed with ample storage, sleek surfaces, and high-quality built-in appliances, catering to all modern lifestyle needs.

### Lounge

18 x 18 (5.49m x 5.49m)

Large Lounge with feature fireplace situated at the front of the property. Bright bay windows. neutrally decorated

### Kitchen

Newly fitted kitchen, grey shaker style units with concrete effect worktops. Built in appliances, fridge freezer, oven, hob, dishwasher and washing machine.

French doors leading to communal gardens

### Bedroom 1

17'9 x 17'4 (5.41m x 5.28m)

Huge Master bedroom, feature fireplace, Large sash windows overlooking communal garden

### Bedroom 2

13 x 11'4 (3.96m x 3.45m)

Double bedroom at the front of the property, large sash window, neutrally decorated.

### Additional room

11'5 x 7.9 (3.48m x 2.13m.2.74m)

Useful room that could be used as a walk in wardrobe, study or storeroom.

Please note this room has no windows.

### Bathroom

Subway tiling, bath with overhead shower, sink with under cupboard storage, light up mirrored cabinet.

### Useful information

Council Tax - C

Parking Zone - N

EPC - D

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

