

21D Wilbury Road, Hove, East Sussex, BN3 3JL

Spencer & Leigh

21D, Wilbury Road,
Hove, BN3 3JL

Price £349,950 - Leasehold - Share of Freehold

- Spacious raised ground floor converted flat
- Elegant period building close to Hove Seafront
- Two good size bedrooms
- Social open plan Kitchen Living Room
- Feature bay window & high ceiling
- White fitted kitchen with appliances
- White modern bathroom/WC
- No ongoing chain
- Exclusive to Spencer & Leigh
- Viewing highly recommended

Located in central Hove between the Seafront & Sussex County Cricket Ground, shops bars and restaurants are plenty. This elegant converted apartment occupies the prime corner position with a front facing aspect from the living room, feature bay window and high ceilings. The building is adorned with many fine features such as stained glass leaded lights from the front door and architectural staircase in the entrance hall. The apartment has a social open plan Kitchen-Living Room with views to the East from its front facing aspect and tall bay window. To one side of the living space is a white fitted kitchen with built in cooking appliances complimented by wooded flooring. There is plenty of space for sofa's and a dining table and chairs. Along the hallway there are two good size bedrooms also with high ceilings and large windows. The bathroom has a white modern suite & WC. There is cycle storage space within the hallway via an innovative raised pully system. Viewing is highly recommended to fully appreciate this desirable apartment which is exclusive to Spencer & Leigh.



Wilbury Road is situated in a prime position with many attractions including an easy walk to Hove seafront, Hove lagoon, Church Road and George Street for a wide range of shops and cafes. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.







Communal Entrance

Entrance

Entrance Hallway

Open Plan Kitchen/Living Room
17'5 x 16'1

Bedroom
12'2 x 11'2

Bedroom
12'2 x 10'2

Bathroom
7'7 x 5'7

Property Information
New lease of 975 years being granted on or before completion
Service Charge - £1,642.00 p/a
Zero Ground Rent
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone N
Broadband: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

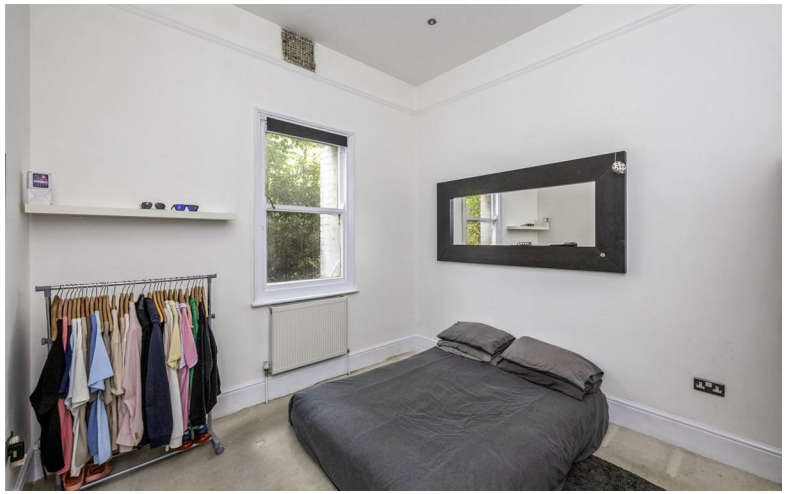
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

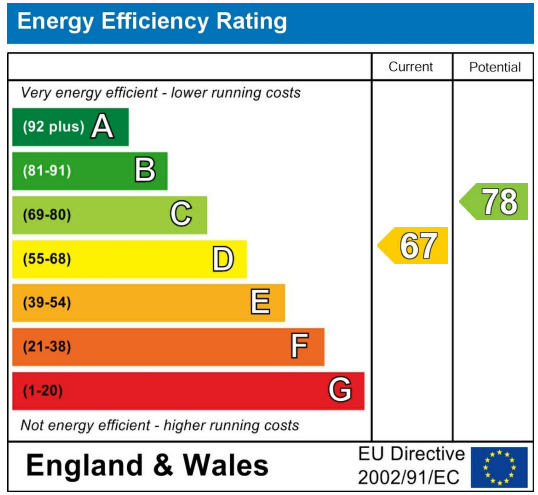








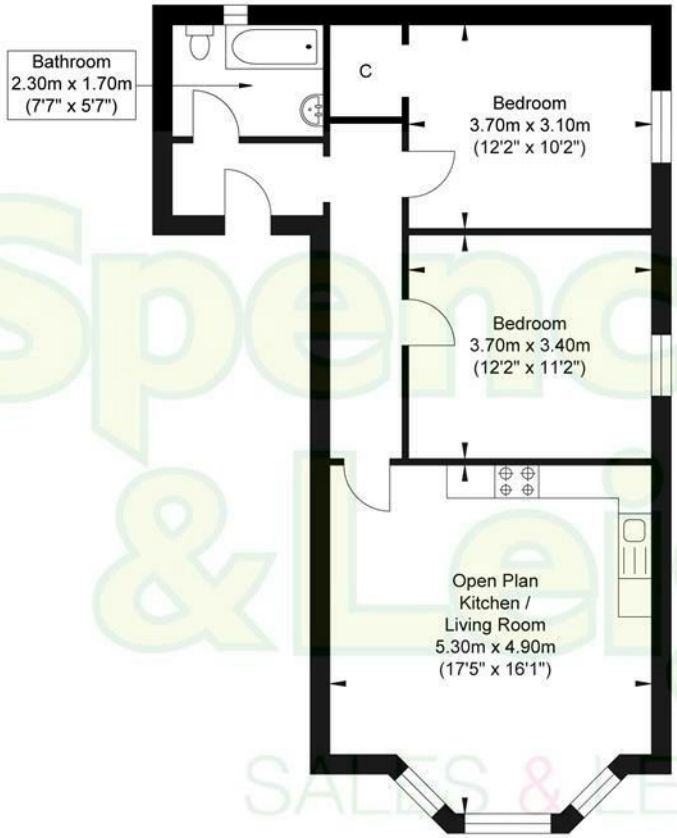
Council:- BHCC
Council Tax Band:- B



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Wilbury Road



Ground Floor
Approximate Floor Area
684.58 sq ft
(63.60 sq m)

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Approximate Gross Internal Area = 63.60 sq m / 684.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk