FIRE EXIT
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NO PARKING
KATE'S KUTTS
FOSTER & CO.

Wilbury Grove

Hove, BN3 3JQ

Offers in excess of £900,000

An exceptional opportunity to acquire a substantial freehold mixed-use building in one of Hove's most sought-after and characterful mews locations. Extending to approximately 2,384 sq ft (221.47 sq m), this unique property comprises a modern Class E commercial premises on the ground floor together with a spacious four-bedroom maisonette arranged over the first and second floors.

The property further benefits from the rare advantage of exclusive parking directly in front of the building, providing convenient off-street parking for occupiers and visitors alike—an increasingly valuable asset within central Hove.

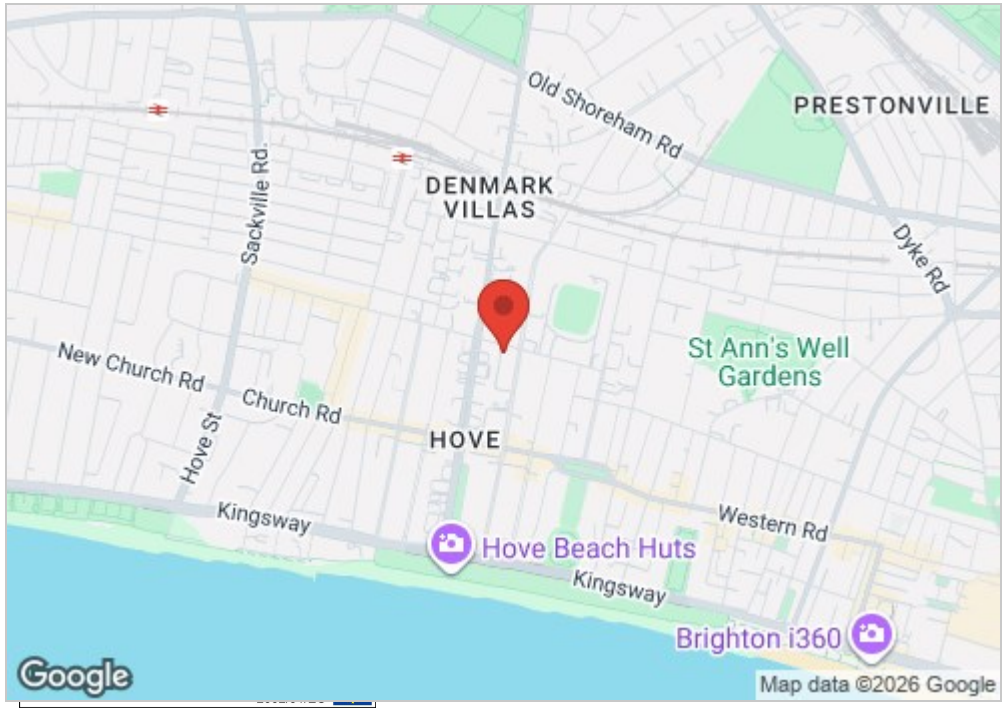
The ground floor commercial accommodation is currently let, generating £16,500 per annum, providing an immediate income stream for investors whilst offering excellent long-term rental growth potential. Finished to a high standard, the commercial space provides bright and versatile open-plan offices, meeting rooms, staff facilities and ancillary accommodation, making it ideal for a wide variety of occupiers including architects, designers, creative agencies, professional practices, wellness operators and boutique businesses.

Above, the impressive self-contained maisonette is offered with vacant possession, presenting an outstanding opportunity for an incoming purchaser to either occupy, let or retain as ancillary accommodation to the commercial premises. The apartment extends over two floors and offers generous family accommodation comprising a large sitting room, an impressive kitchen/dining room, four well-proportioned bedrooms and a spacious family bathroom.

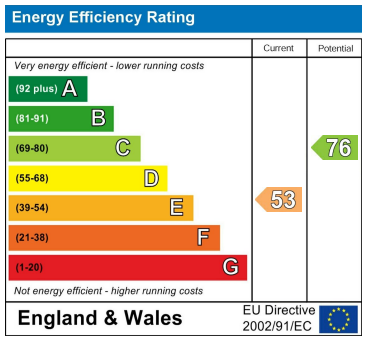
The combination of an income-producing commercial investment together with a vacant residential property creates exceptional flexibility for a wide range of purchasers. Investors have the opportunity to increase the overall income by letting the maisonette, while owner occupiers may choose to occupy either the commercial premises or residential accommodation, creating an ideal live/work environment.

Situated just moments from Church Road, Hove Station and the seafront, Wilbury Grove is one of the city's most desirable mews addresses, renowned for its attractive period architecture and thriving mix of creative businesses, boutique offices and independent operators.

Freehold opportunities of this scale and versatility rarely become available in such a prime central Hove location.



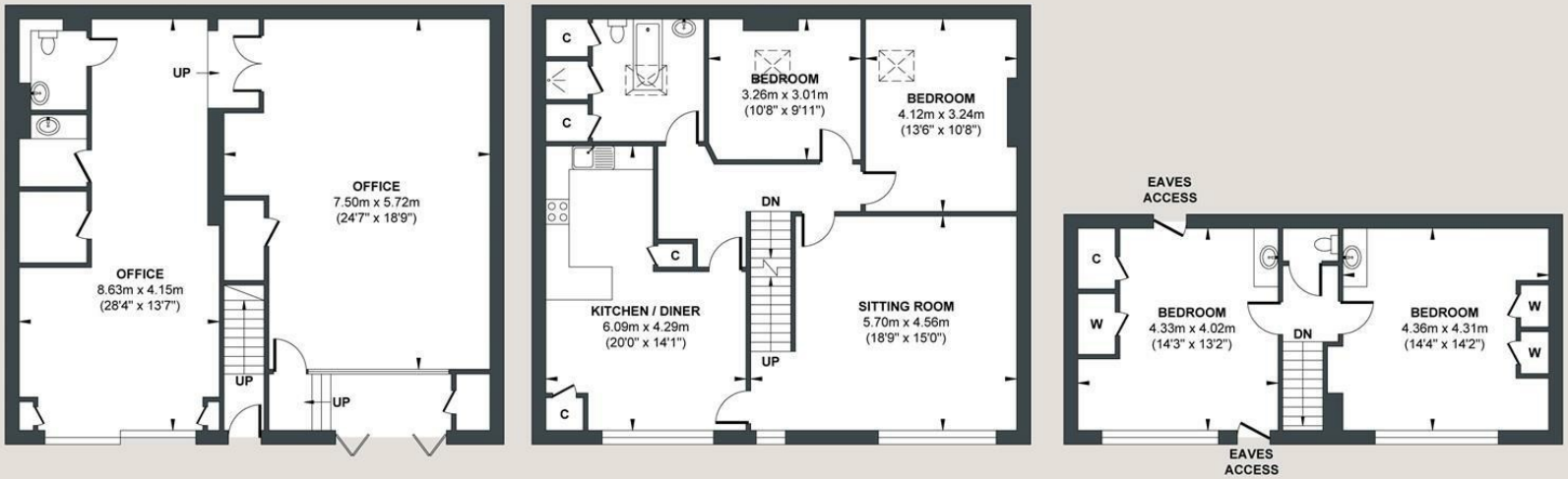
- Rare freehold mixed-use investment opportunity
- Ground floor Class E commercial premises
- Spacious four-bedroom maisonette offered with vacant possession
- Exclusive parking directly in front of the property
- Highly sought-after Wilbury Grove location
- Approx. 2,384 sq ft (221.47 sq m) of accommodation
- Commercial accommodation currently producing £16,500 per annum
- Excellent potential to increase overall rental income
- Ideal for creative studios, boutique offices, architects, wellness businesses and professional practices
- Moments from Church Road, Hove Station and the seafront



WILBURY GROVE

Approx. Gross Internal Floor Area = 221.47 sq m / 2383.87 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
956.80 sq ft
(88.89 sq m)

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FIRST FLOOR

Approximate Floor Area
956.80 sq ft
(88.89 sq m)

SECOND FLOOR

Approximate Floor Area
470.27 sq ft
(43.69 sq m)

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All measurements are approximate

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