Robert Luff & Co

Wilbury Road, Hove

Share of Freehold - Guide Price £750,000

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Description

*** GUIDE PRICE £750,000 - £775,000 ***

Robert Luff & Co are delighted to bring to market this outstanding two bedroom, double fronted mansion apartment situated on the ground floor of this stunning detached period villa. Accommodation offers; spacious living area, separate modern fitted kitchen, two double bedrooms, modern fitted shower room and delightful rear garden. Also benefitting from allocated parking, share of freehold and beautiful period features throughout.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Road, being mere steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

Key Features

- TWO DOUBLE BEDROOM MANSION FLAT
- DETACHED PERIOD VILLA
- SHARE OF FREEHOLD
- ALLOCATED PARKING
- LANDSCAPED REAR GARDEN
- CLOSE PROXIMITY TO CHURCH ROAD WITH AN ARRAY OF LOCAL AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT
- FARROW & BALL PAINT THROUGHOUT
- DOUBLE FRONTED

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Entrance Hall
5.59m x 2.39m (18'4 x 7'10)

Kitchen
4.19m x 3.00m (13'9 x 9'10)
Modern fitted matt grey kitchen with base units. Neff appliances including steam oven and combi microwave oven, boiling water tap, and Corian worktop incorporating stainless steel sink. Space for washing machine & double fridge freezer. Integrated hob & extractor fan. Sash windows to rear. Period coving, high ceilings & column radiator.

Sitting Room
6.58m x 4.50m (21'7 x 14'9)
Bay sash window to front. High ceilings, period coving & picture rail. Feature fireplace. Column radiator.

Bedroom One
6.78m x 4.50m (22'3 x 14'9)
Bay sash window to front. High ceilings, period coving & picture rail. Column radiator. Built in wardrobes. Freestanding bath with mixer tap.

Bedroom Two
4.50m x 2.90m (14'9 x 9'6)
Sash windows to rear & double doors leading to rear garden. High ceilings, period coving & picture rail. Column radiator.

Shower Room
Modern fitted shower room. WC. Wash handing basin vanity. Walk in rainfall shower. Window to rear.

Separate WC
WC.

Landscaped Rear Garden
A beautifully presented landscaped rear garden with planter surrounds, space for hot tub & slate effect paving. Electric points.

Allocated Parking

AGENTS NOTES
Council Tax: D
EPC: E
Share of freehold - Remainder of a 999 lease
£150 per month service charge
Self managed (by the three flats)

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Floor Plan Wilbury Road

Wilbury Road

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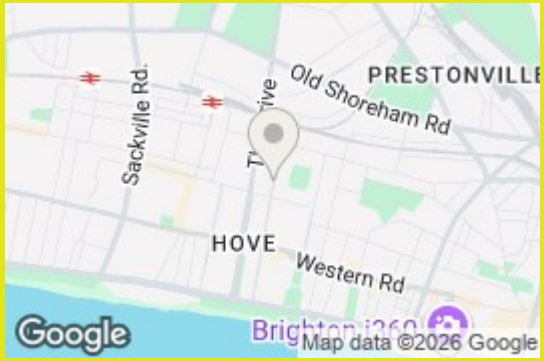
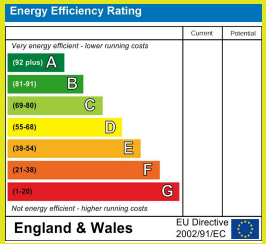
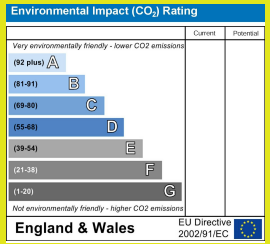
Ground Floor
Approximate Floor Area
1066.38 sq ft
(99.07 sq m)

Approximate Gross Internal Area = 99.07 sq m / 1066.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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