



## Wilbury Gardens, Hove

Asking Price  
£400,000  
Leasehold

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- SPANNING OVER 80 SQM
- HIGHLY SOUGHT AFTER HOVE LOCATION
- POTENTIAL FOR OFF ROAD PARKING
- IN NEED OF MODERNISATION THROUGHOUT
- COMMUNAL GARDENS
- MOMENTS FROM HOVE STATION

Robert Luff & Co are delighted to bring to market this two double bedroom apartment situated on the first floor of this period building. Accommodation offers; separate kitchen, two double bedrooms, spacious living area and fitted bathroom. This property would suit an array of buyers including first time buyers and investors.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Gardens, being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

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## Accommodation

### Entrance Hall

Kitchen 11'11 x 11'4 (3.63m x 3.45m)

Living Room 16'2 x 14'7 (4.93m x 4.45m)

Bedroom One 15'1 x 14'7 (4.60m x 4.45m)

Bedroom Two 13'9 x 9'3 (4.19m x 2.82m)

### Bathroom

### Communal Garden

### AGENTS NOTES

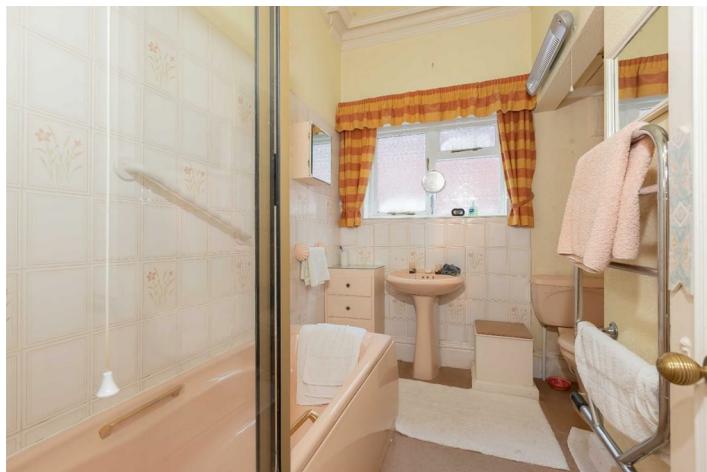
Leasehold: 84 Year Remaining - The owner will consider extending the lease subject to the offer amount.

SC: £687.68 PA

GR: £10 PA

COUNCIL TAX: A



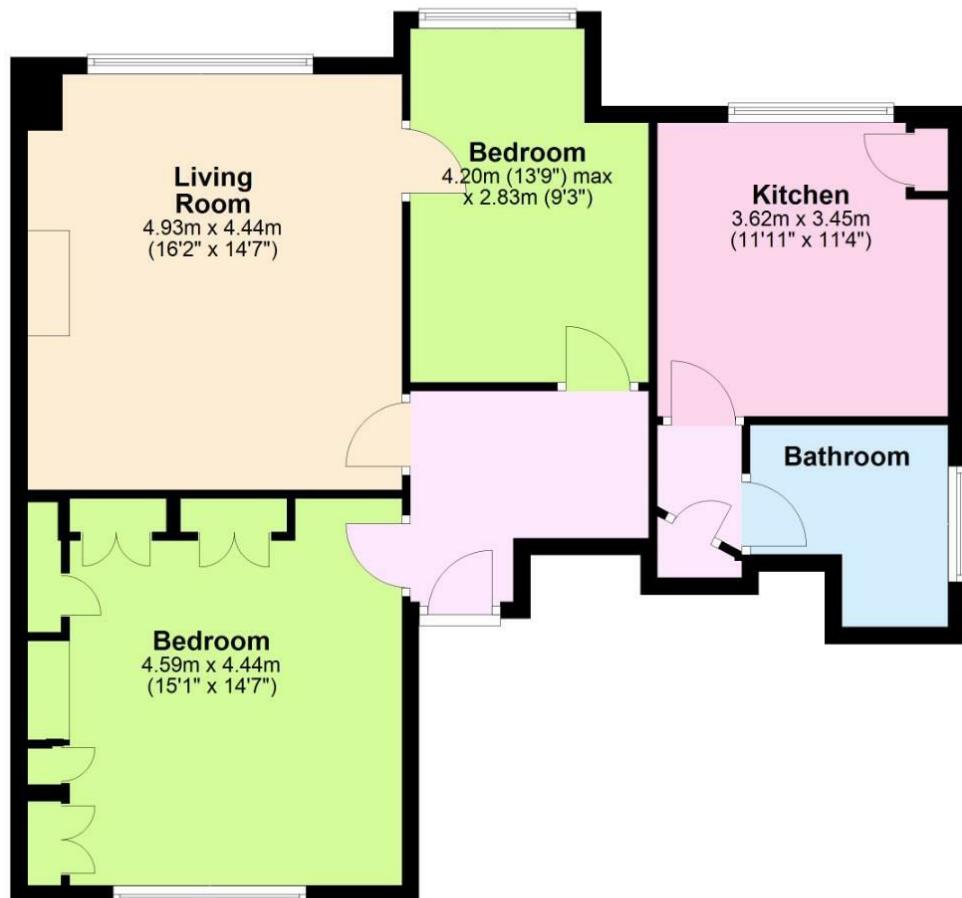


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# Floorplan

## Floor Plan

Approx. 80.5 sq. metres (866.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.