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## Wilbury Avenue, Hove, BN3 6HR By Auction £650,000 Freehold

For Sale by Auction on the 29th April 2026

THIS PROPERTY HAS BEEN SOLD PRIOR TO AUCTION

Freehold investment opportunity comprising of a 8-bedroom HMO, with the added benefit of two ground-floor flats that have been sold off on long leases. The property is situated on Wilbury Avenue, a highly sought-after location known for its strong rental demand and excellent connectivity.

Ideally positioned, the property offers immediate access to Hove Station, providing convenient rail links, as well as a variety of local bus routes serving the wider city and surrounding areas. This prime location makes it particularly attractive to tenants, ensuring consistent occupancy levels and ease of letting.

The HMO is currently generating an annual rental income of approximately £62,000, presenting a compelling investment with a potential gross yield of around 9.5%. With its combination of strong income, desirable location, and long-term investment stability, this property represents an excellent opportunity for investors seeking a high-performing asset in a well-connected urban area.

Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.

ALL MEASUREMENTS ARE APPROXIMATE WHILST FLOORPLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH NEITHER TO BE RELIED UPON IN RESPECT OF THEIR ACCURACY.

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		
<b>England &amp; Wales</b>	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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