



FLAT 5, 36 WILBURY ROAD HOVE, BN3 3JP

£400,000
SHARE OF FREEHOLD

Guide Price £400,000 - £425,000. Fantastic apartment occupying the entire top floor of this impressive detached period building. The apartment benefits from good sized rooms, nice layout and plenty of natural light combining to create a real sense of space throughout - with the added bonus of a small private west facing terrace. The spacious accommodation comprises; two double bedrooms, bathroom with bath and separate shower, good sized kitchen and lovely lounge diner with bay windows. Additional benefits include plenty of built in storage and spacious split level entrance hall.

This central Hove position, is quietly yet conveniently located to enjoy the vibrant surroundings including popular local shops, cafes and restaurants in neighbouring roads, most notably Church Road just around the corner. The seafront & Hove lawns are a short walk away whilst Hove mainline station provides regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Flat 5, 36 Wilbury Road

Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft
(Including Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249561)



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		49	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas James

SALES LETTINGS AUCTIONS