

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



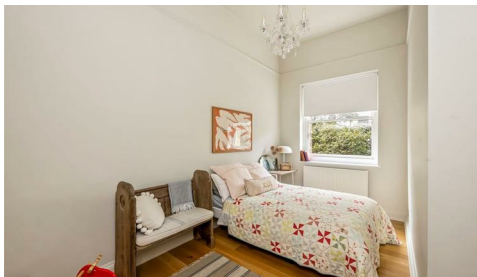
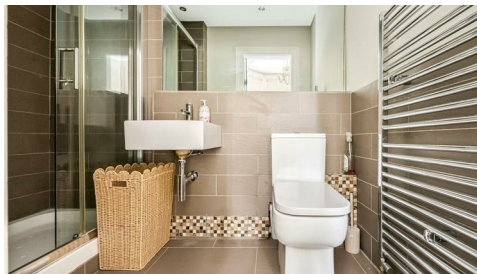
9B Wilbury Road Hove BN3 3JJ

The Weatherill Property Group are delighted to present this beautiful mansion flat that occupies the raised Ground Floor of a double fronted period property, having an abundance of period features, a master bedroom with an en-suite, and use of a communal garden. The flat is located between Sussex County Cricket Ground and Church Road in Hove and further benefits from SHARE OF FREEHOLD.



Offers In The Region Of £650,000 Leasehold - Share of

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The flat is approached via a well presented communal hallway, once side there is an inner hallway that accesses all the rooms. There are 2 double bedrooms, 2 bathrooms including an en-suite, a stunning double aspect lounge/dining room complete with period fireplace, and a separate kitchen which provides access onto the communal garden.

In terms of outside space, the well maintained communal garden is walled, has a seating area and provides the flat with a valuable and tranquil outside space. The property is in beautiful order throughout (recently painted with 'COAT' paint, and has generous room sizes, a lovely layout, lots of good storage, gas central heating and is extremely well located and is offered for sale with NO ONWARD CHAIN & SHARE OF FREEHOLD

- A STUNNING DOUBLE FRONTED MANSION FLAT with SHARE OF FREEHOLD
- OCCUPYING THE ENTIRE GROUND FLOOR OF THE BUILDING
- AN ABUNDANCE OF PERIOD FEATURES THROUGHOUT
- 2 DOUBLE BEDROOMS

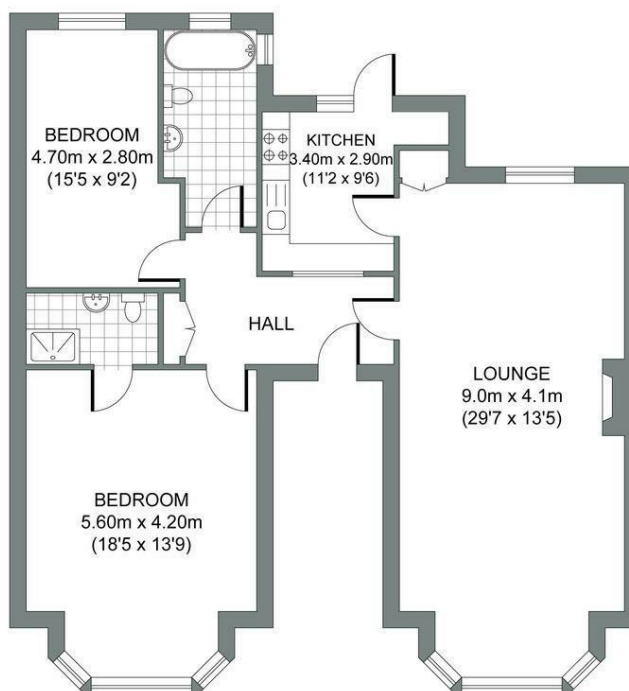
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
95.88 sq m / 1032.04 sq ft



WILBURY ROAD

Total Area : 95.88m² = 1032.04ft²

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