



Wilbury Road  
Hove

HEALY  
& NEWSOM

EST. 1990





# Wilbury Road, Hove, BN3 3JN

£280,000

A delightful first-floor flat with outside space is situated in a characterful and grand red brick building that has classic Victorian elegance and boasts impressive architectural details. This flat is sold with a share of the freehold and no onward chain, making it an attractive option for both first-time buyers and investors alike.

This one-bedroom property features a spacious living room with lovely tree top views, providing a serene atmosphere for relaxation. The versatile layout allows the living room to serve as the bedroom if desired. The bedroom itself benefits from borrowed light from the dining area and includes built-in storage, there is also a built in cupboard in the entrance hall, ensuring ample space for your belongings.

The open-plan kitchen is equipped with an integrated oven and gas hob, complemented by solid wood work surfaces. It offers a comfortable dining area and direct access to the expansive roof terrace, which is a remarkable feature of this property. The terrace is not only large enough to accommodate a shed but also provides far-reaching views over the surrounding gardens, making it a perfect sun trap for those sunny days.

The bathroom is generously sized, featuring a shower over a panel-enclosed bath and additional built-in storage for convenience. Located in a presented building, you will enjoy easy access to Hove mainline station, which is approximately 0.7 miles away, as well as the vibrant amenities of central Hove. This property truly represents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.

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## Location

Wilbury Road is a wide, tree-lined street in central Hove, this prestigious location mainly comprises of imposing Victorian mansions and is situated in an enviable location off Church Road in central Hove, a one way, tree lined street and is only one road away to the south from Hove-Lawns and seafront. Church Road and George Street has an excellent selection of local shops, eateries and independent boutiques. There are various seafront restaurants and hospitality venues available, including Rockwater and Babble, the King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

There are regular bus services close by, affording access to all parts of the city and beyond and Hove mainline train station which is ideal for commuters, is only approximately half a mile in distance, providing a direct link to London Victoria, Gatwick airport and surrounding areas.

## Additional Information

(Outgoings as advised by our Client)

EPC rating: C

Internal measurement: 46.43 Square Metres (499 Square Feet) - Including the roof terrace: 44.38 Square metres (799.7 Square Feet)

Tenure: Share of Freehold - 980 years remaining on the Lease

Service charge: £150 per month

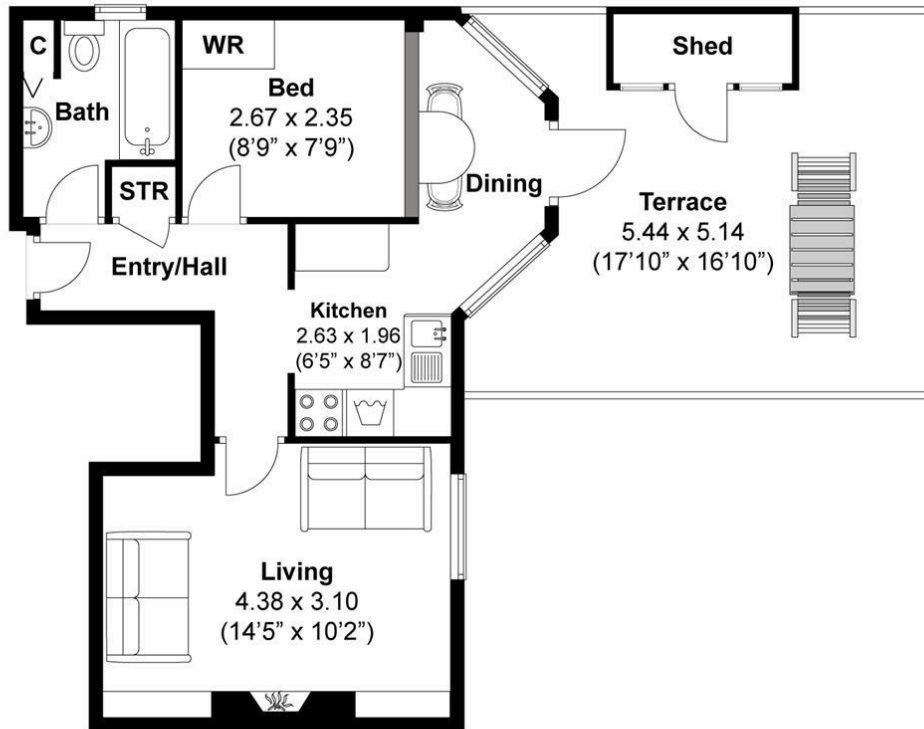
Council tax band: B

Parking zone: N

# Wilbury Road, Hove

Approximately 74.3 sqm (799.7 sqft) - Total  
Approximately 46.4 sqm (499 sqft) - Excluding Terrace

# H&N



#### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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