Wilbury Crescent
Hove

HEALY & NEWSOM

EST. 1990

Wilbury Crescent, Hove, BN3 6FL

£700,000

A substantial six-bedroom maisonette located in the highly desirable Wilbury Crescent and offering a unique opportunity for those looking to create their dream home or an excellent investment. This impressive property is arranged over two floors and boasts its own private entrance and private garden. This maisonette is sold with a 999 year lease and no onward chain, making it an attractive proposition for buyers seeking a project to modernise and personalise to their taste.

Upon entering, you are greeted by an entrance hall leading to an impressive dual aspect living room, perfect for entertaining or relaxing with family and with ample space to dine. The kitchen has charming views over the street, the first floor also features a well-appointed bathroom with a separate toilet, along with two generously sized double bedrooms, both with ample storage.

On to the second floor there are four bedrooms, offering plenty of space for family or guests, along with another bathroom. The mature garden has a range of plants, flowers and a lawned area, perfect for a tranquil outdoor retreat. With its prime location and spacious layout, this property presents an excellent opportunity to invest in a home that can be tailored to your requirements.

Location

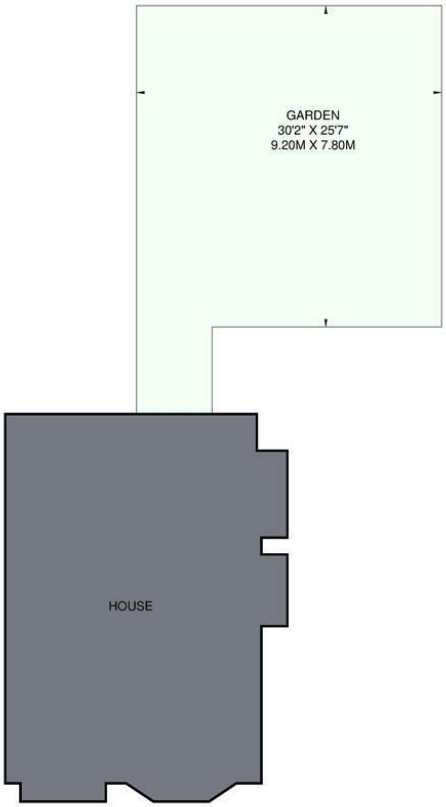
Wilbury Crescent is situated in an ideal central residential location and is in close proximity to several parks and green spaces. Transport links are excellent from this location with regular bus services operating nearby, Hove mainline railway station is approximately half a mile in distance for those who need to commute, as well as easy access to the A27, A23 and other useful road links.

There are an abundance of local amenities in close by Church Road and Seven Dials; including banks, supermarkets, bars and eateries, as well as numerous independent traders and coffee shops. In addition, Hove Lawns and the beach are situated just to the South. An array of well regarded schools and nurseries are within easy reach as are parks and green spaces. The street itself enjoys a strong sense of community making it an excellent choice for those looking to settle in a friendly neighbourhood.

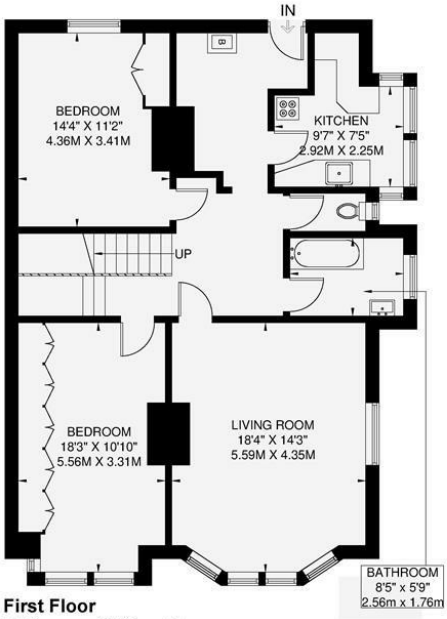
Additional Information

(Outgoings as advised by our client)
EPC rating: E
Internal measurement: 1,543 Square feet / 143.4 Square metres
Tenure: Leasehold - 999 year upon completion with no ground rent payable.
Service Charge: £600 per year in addition to buildings insurance.
Building self managed.
Council tax band: C
Parking zone: O

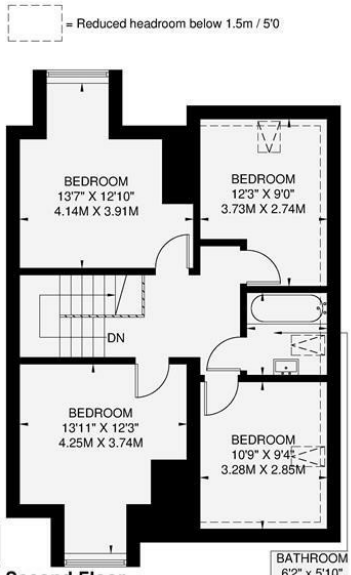
Approximate Gross Internal Area
143.4 sq m / 1543 sq ft
Including Limited Use Area Of
3.9 sq m / 42 sq ft



Site Plan



First Floor
88.3 sq m / 950 sq ft



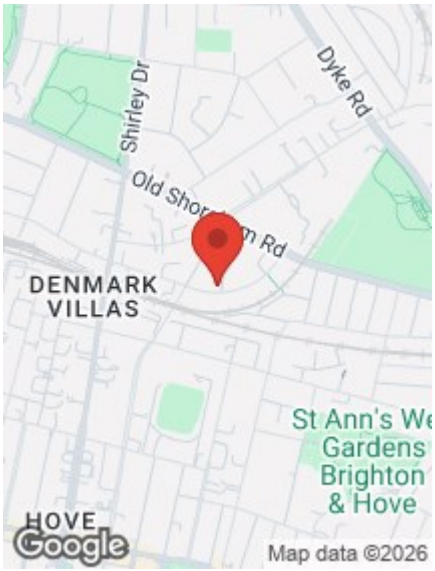
Second Floor
55.1 sq m / 593 sq ft

H&N

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

Copyright Bespoke Property Marketing 2025

	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler



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 an 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.

HEALY & NEWSOM
EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk