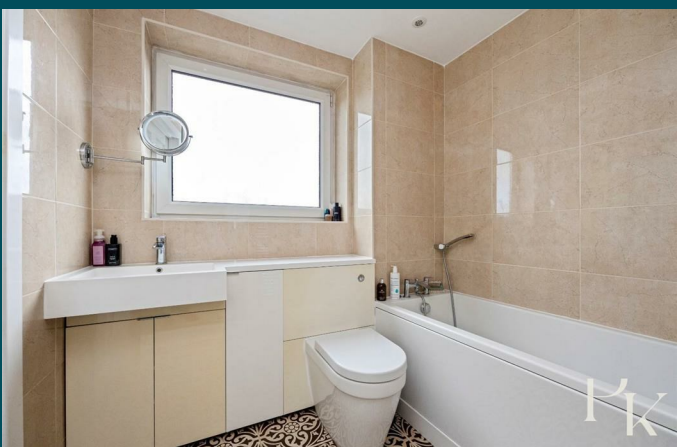
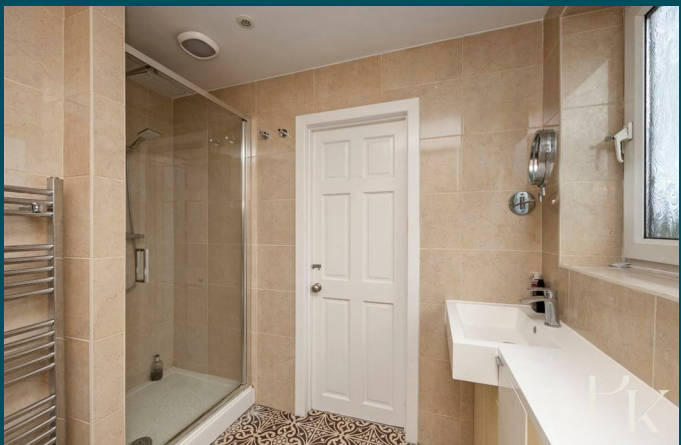




5 Wilbury Lodge 42 Wilbury Road,
Hove, BN3 3PA



Hove, BN3 3PA

Guide Price £300,000 - £325,000

****Guide price £300,000 - £325,000****

High above the rooftops of central Hove, this exceptionally spacious, one-bedroom chain-free apartment enjoys a bright, open outlook and a layout that feels far more generous than its bedroom count might suggest. Set on the fifth floor of Wilbury Lodge, it also benefits from the increasingly valuable advantage of residents' permit parking, available on a first come, first served basis – a sought-after convenience in such a central Hove location.

Extending to approximately 803 sq. ft / 74.61 sq. mt, the apartment enjoys wonderful open views across Hove. Large windows draw natural light through the home, giving each room a bright and uplifting feel.

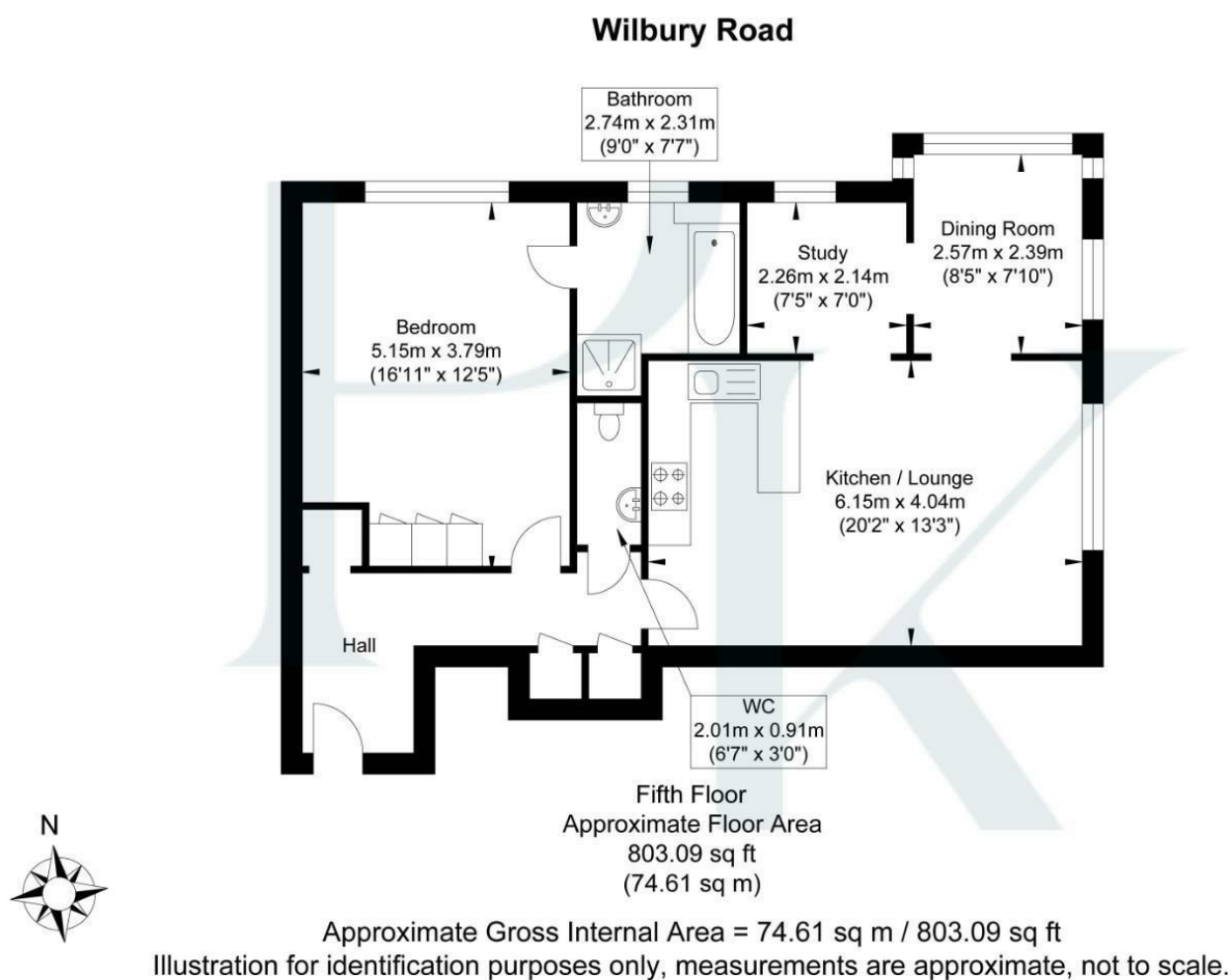
At the heart of the apartment is the impressive open-plan kitchen and living room. Measuring over 20 feet in length, it is a wonderfully sociable space with plenty of room for relaxing, entertaining and everyday life. The contemporary kitchen is finished with crisp white cabinetry, contrasting worktops and metro-style tiling, while the lounge area provides a calm and comfortable setting framed by elevated views.

A series of elegant arched openings leads into the separate dining room, a particularly charming space wrapped in windows. Bathed in sunlight, it feels almost like a private lookout above the neighbourhood and creates a memorable setting for morning coffee, long lunches or dinner as the light changes over Hove.

The principal bedroom is notably generous, measuring over 16 feet, with extensive fitted wardrobes and plenty of room for additional furniture. Its rich green feature wall adds warmth and character, while the broad window captures another far-reaching outlook.

Alongside the bedroom is a separate study, ideal for home working, occasional guests or simply as a quiet reading room. The bathroom is unusually substantial, offering both a full-size bath and a separate walk-in shower, with a further separate WC adding welcome practicality.

With its generous proportions, flexible arrangement and panoramic sense of space, this is a home that feels both peaceful and connected – a bright retreat above Hove, with room to work, entertain and unwind. The property also benefits from heating and hot water being included within the service charge, helping to keep running costs simple and predictable. Residents enjoy access to communal permit parking on a first come, first served basis – a highly desirable feature in the heart of Hove, where off-street parking is at a premium.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson Keehan