

Wilbury Road

Hove

Guide Price £375,000 - £400,000



## Wilbury Road

Hove

Located in central Hove, close to the amenities of Church Road and within easy reach of the seafront; a recently refurbished TWO BEDROOMED THIRD FLOOR PURPOSE-BUILT APARTMENT. Sold with NO ONWARD CHAIN and a GARAGE.

Set on the top floor of a well-considered purpose-built block, this recently refurbished apartment has been finished to a high standard throughout.

The property offers a spacious open plan lounge and dining area with a desirable westerly aspect, a separate contemporary fitted kitchen, two well-proportioned double bedrooms and a modern bathroom suite. Built in cupboards in the hallway provide useful additional storage.

### In The Local Area

The bustling cafe culture, shops, bars and restaurants of Church Road and Western Road are only moments away offering a hugely diverse and popular selection of amenities.

A leisurely stroll straight down Second Avenue takes you to Hove Lawns and the seafront, while the green open spaces of St. Ann's Well Gardens and Sussex County Cricket Club are both within easy walking distance.





Regular bus services travel across the city and onto outlying areas and Devils Dyke where you can stretch your legs and enjoy the panoramic views of the South Downs. Hove train station is approximately less than half a mile away providing convenient mainline links for commuters to London and Gatwick.

Local schools include St Andrew's C of E Primary School, St Christopher's, Hove Junior School, Brunswick Primary School and The Drive Prep School.

#### **Further Information**

The property is situated in Parking Zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

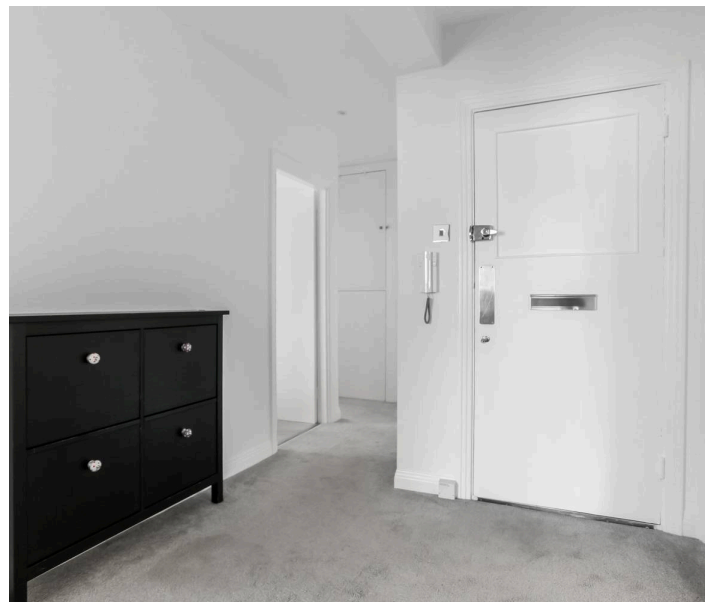
#### **TENURE & OUTGOINGS**

Tenure: Share of Freehold

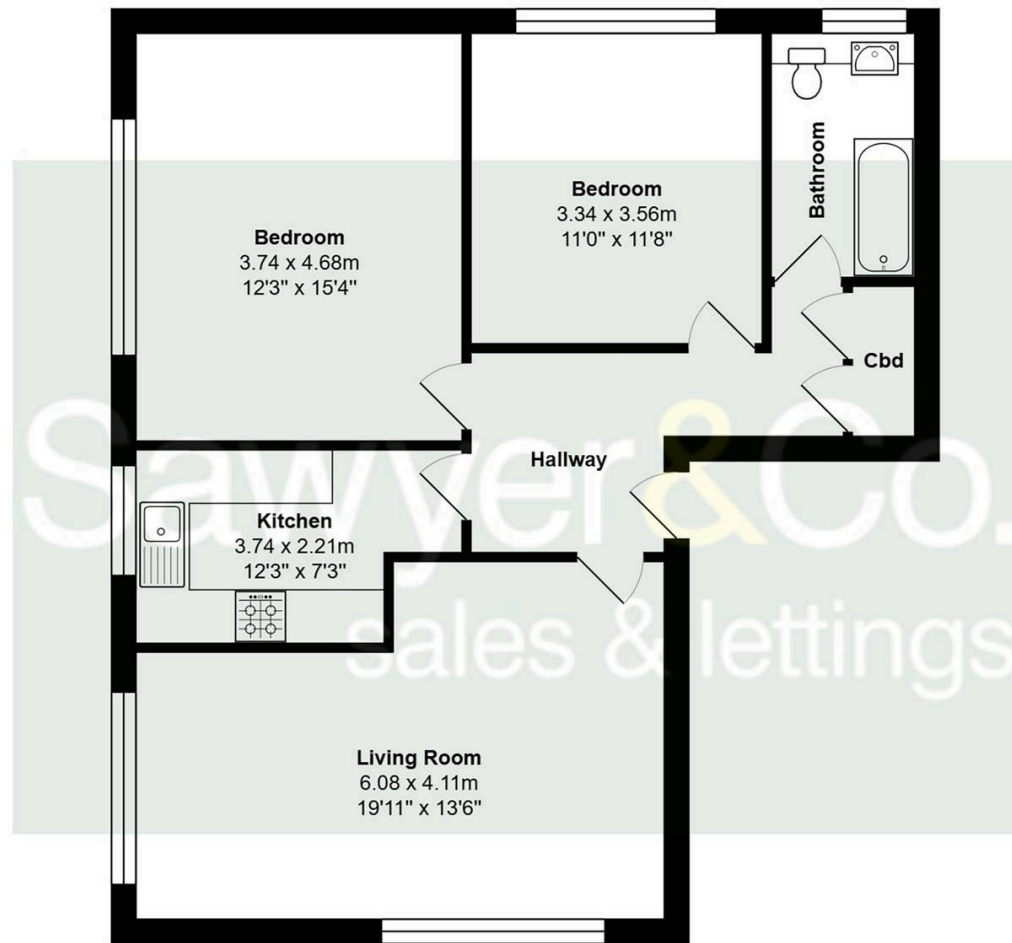
Unexpired term on lease - 948 years

Service Charge - £2,600pa

This information has been provided by the seller. Please obtain verification via your legal representative.







**Total Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.