

Wilbury Road

Hove

Guide Price £575,000 – £600,000



Perfectly positioned in the heart of Hove with an excellent choice of amenities, a beautifully-presented and generously-sized TWO BEDROOMED LOWER GROUND FLOOR APARTMENT with a private WEST-FACING REAR GARDEN.

Set on the garden level of an attractive yellow-brick period property, this beautifully presented two-bedroom apartment combines generous proportions with a high-quality contemporary finish.

The west-facing living room is a particularly impressive space, with a large bay window and French doors opening directly onto the rear garden. A feature fireplace adds character, while the proportions comfortably allow for both sitting and dining areas. The separate kitchen is also an excellent size, with a smart contemporary design, plenty of storage and a good range of integrated appliances.

There are two double bedrooms, the larger of which features a wide bay window with bespoke shutters and fitted wardrobes. The bathroom has been finished to an equally high standard, with a separate bath and walk-in shower.

Stairs lead from the living room to the well-proportioned west-facing garden, which is attractively planted with an established variety of trees, shrubs and flowers. Rear access is a useful addition, particularly for bikes and garden equipment.





The Local Area

Located in the very heart of Hove on a lovely wide tree-lined road, Wilbury Road is only a short walk from Hove seafront, the Lawns, Hove station and the green open spaces of St Ann's Well Gardens and Hove Recreation Ground. For cricket lovers, Sussex County Cricket Ground is just around the corner. When it comes to shops, bars and restaurants, there's no shortage of choice as the amenities of Church Road, Western Road and Brighton City centre are all close at hand with a wide variety of both independent and high street stores. Plenty of bus services provide access to all parts of the city as well as nearby towns and villages, and Hove mainline train station is less than a mile away, providing regular train services to London and Gatwick, perfect for commuters.

Further Information

The property is situated in Permit 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: Leasehold

Unexpired term on lease -171 years

Service Charge - £2,424pa

Reserve Fund - £750pa

Ground Rent - £100pa

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



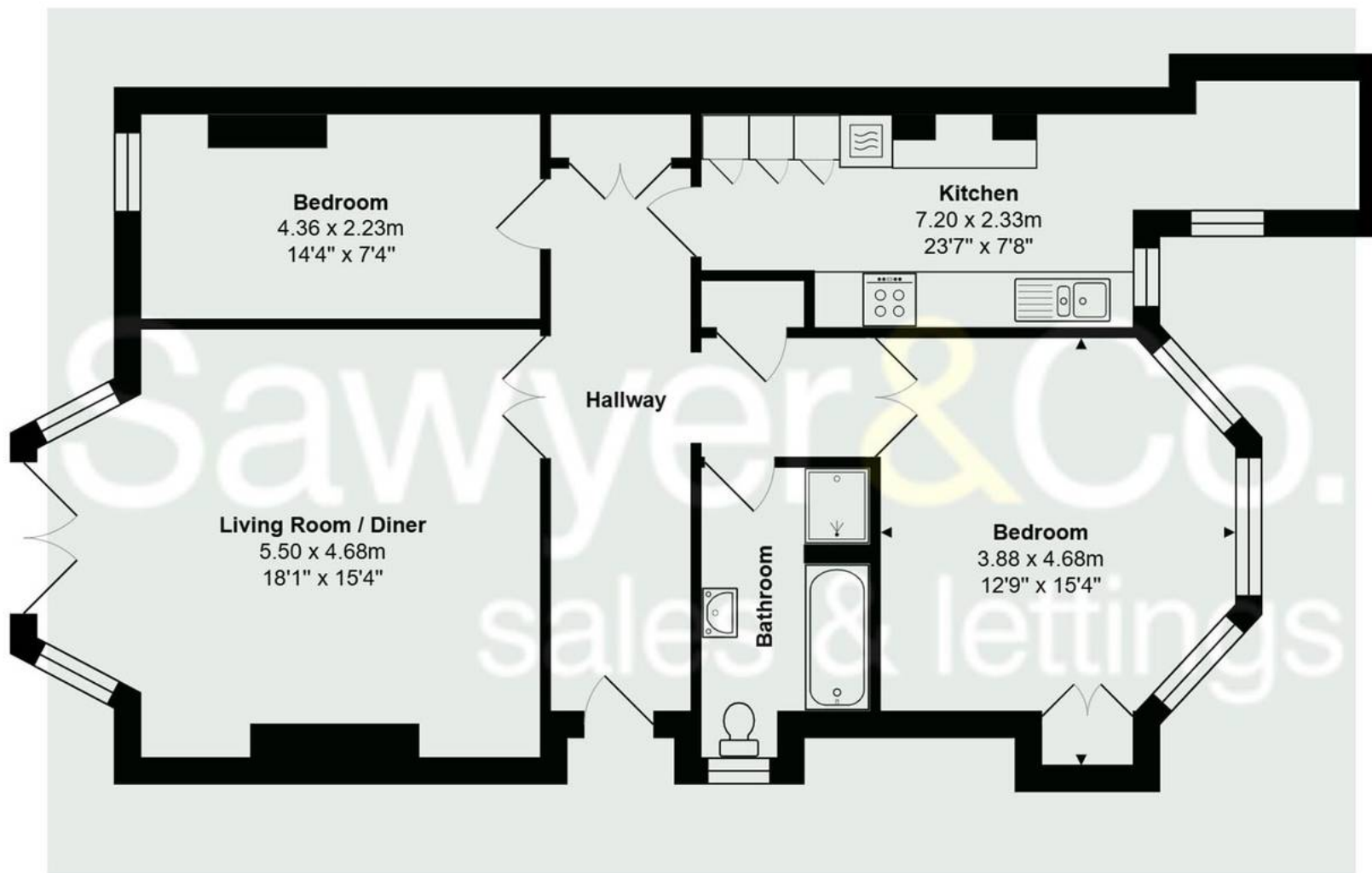












Total Area: 83.6 m² ... 900 ft²

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.