



Wilbury Road

Hove

£325,000



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Hove

Enviably located in central Hove, moments from the seafront and the cafe culture of Church Road. A well-presented ONE BEDROOM GROUND FLOOR PERIOD APARTMENT with a sizeable REAR GARDEN. Sold with a SHARE OF FREEHOLD.

Occupying the rear section of the ground floor of an attractive red-brick period villa, this particularly spacious apartment is presented to a good standard throughout.

The property features a well-proportioned lounge and a separate contemporary fitted kitchen, a good-sized double bedroom with an en-suite bathroom, complete with both a bathtub and separate walk-in shower. A bright conservatory is currently used as a dining room, but could equally make a lovely home office. There is also the added convenience of a second shower room, accessed from the lounge.

To the rear, the property benefits from a sizeable private garden, thoughtfully landscaped with several seating areas, an established lawn and a greenhouse for those who enjoy gardening.

In the Local Area

Perfectly positioned in the heart of Hove, the seafront and expansive green spaces of Hove Lawns, Palmeira Square and Brunswick Square are all within easy walking distance.



Church Road and Western Road offer an excellent choice of independent shops, cafés, bars and restaurants, while Brighton's famous Lanes are also within easy reach.

Excellent local bus services provide access throughout Brighton and Hove and to surrounding villages, while both Hove and Brighton mainline stations are conveniently accessible, offering regular services for commuters.

Further Information

Wilbury Road is located in permit zone N (there is currently a waiting list). The council tax band is B, which is currently charged at £2,006.23 for 2026/27. EPC rating - TBC

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.

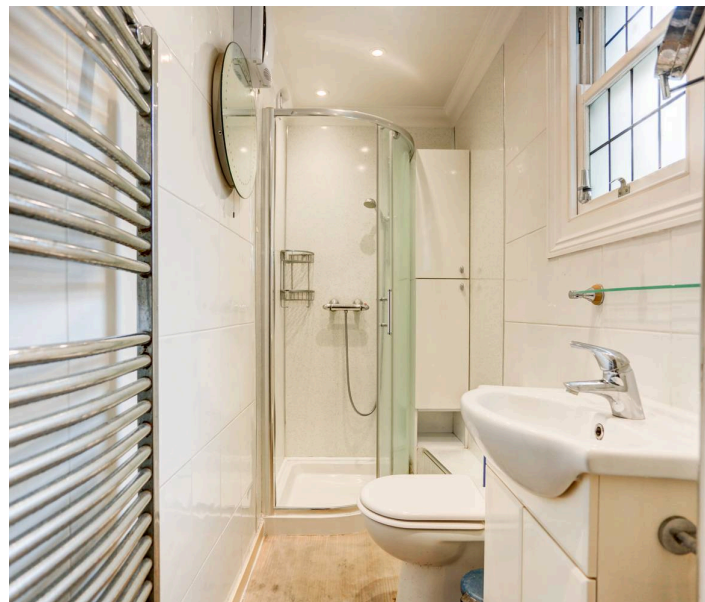
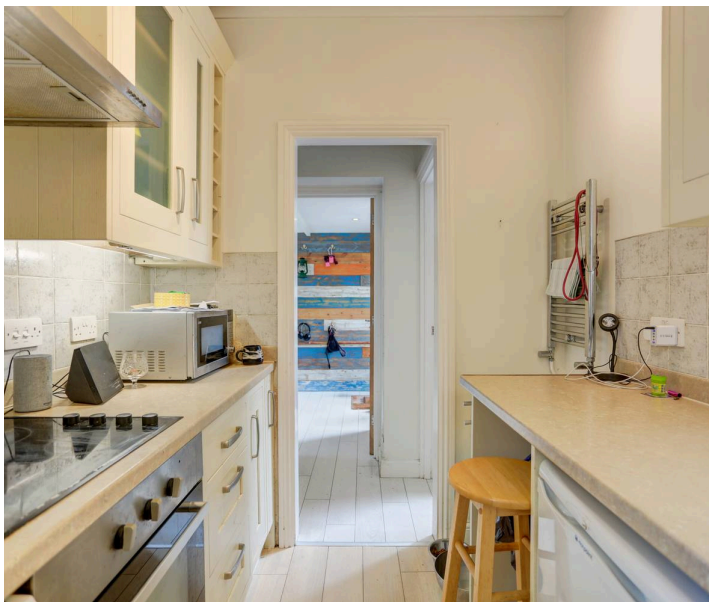
TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 85 years

Service Charge - £830.40p pa

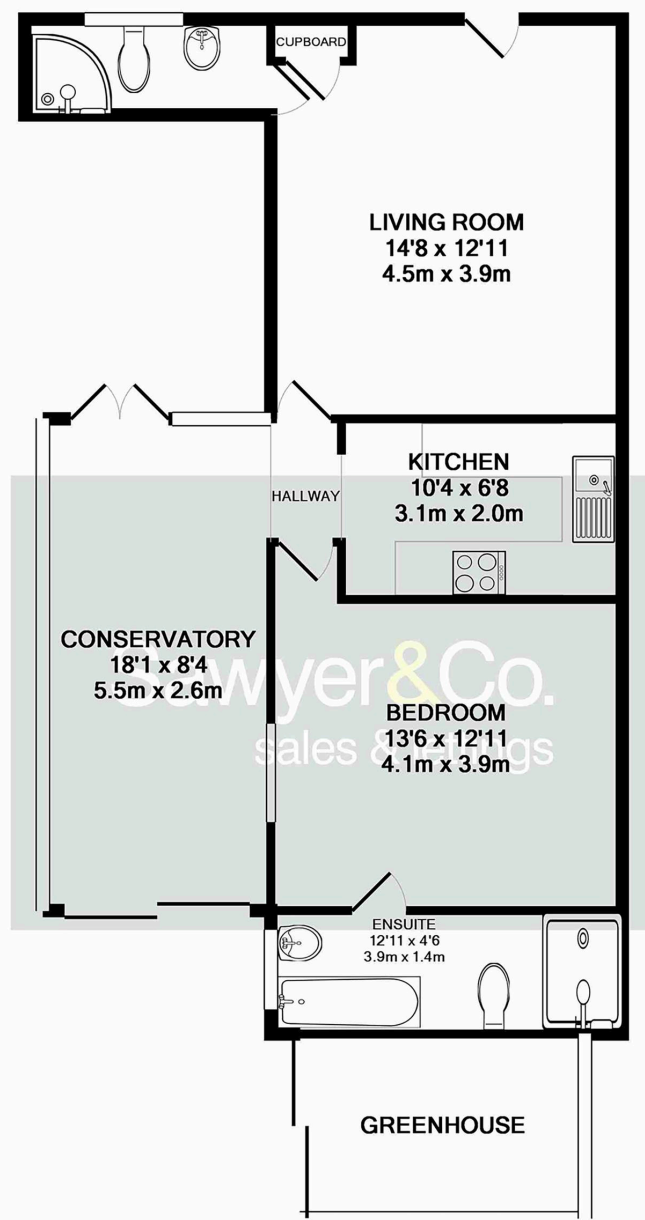
This information has been provided by the seller. Please obtain verification via your legal representative.











TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.