



# Rear Of 28 Wilbury Gardens, Hove BN3 6HY

Offers In Excess Of £800,000

- SEMI DETACHED COTTAGE
- FOUR BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- FAMILY BATHROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- STUNNING WEST FACING REAR GARDEN
- PRIME RESIDENTIAL LOCATION



Whitlock and Heaps are delighted to offer to market this hidden gem of a cottage situated at the rear of this semi detached bay fronted property that is situated in this prime residential location being within a few minutes walk of Hove mainline station and park. The property is presented in excellent order throughout with a good size kitchen/dining room that leads onto the living room with bi-fold doors to the stunning West facing rear garden

**ENTRANCE HALL** Tiled floor, coat cupboard.

**KITCHEN/DINING ROOM** Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob, stainless steel extractor over, electric oven, appliance space, fitted cupboard, tiled splashback, two radiators, tiled floor, stairs to first floor, UPVC double glazed window, opening to:-

**DOUBLE ASPECT LIVING ROOM** UPVC double glazed windows, radiator, engineered wood floor, bi-fold doors to garden.

**BEDROOM 4/STUDY** UPVC double glazed window, radiator, tiled floor.

**EN-SUITE SHOWER** Comprising walk in shower, wash hand basin, low level w.c., tiled walls and floor.

**FIRST FLOOR**

**LANDING** UPVC double glazed window, cupboard housing 'Worcester' gas fired boiler.

**BEDROOM 1** Range of fitted wardrobes, UPVC double glazed window, radiator.

**EN-SUITE SHOWER** Comprising walk in shower, wash hand basin with drawers under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled walls.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** Fitted double cupboard, UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath, pedestal wash hand basin, low level w.c., UPVC double glazed window, radiator, part tiled walls.

**OUTSIDE** Approached via a path leading to the front gate. Front paved patio section leading to:-

**WEST FACING REAR GARDEN** Being a particular feature of the property. Mature well established shrub and flower borders with paved patio and section of lawn, rear section ideal for children's play area.

**WILBURY GARDENS**

Hove

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1203 sq ft / 111.8 sq m



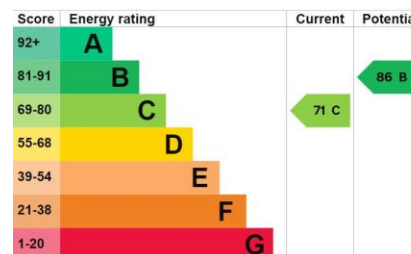
**wh** whitlock & heaps

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 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height  
T Hot Water Tank  
Fridge / Freezer  
FF Head Height Below 1.5m  
M Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
G Gardens Shortened for Display

**RICS** Certified Property Measurer



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