



**GOLDIN
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**FOR
SALE**

Wilbury Road, Hove, BN3 3JJ

Offers Over £350,000

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A unique one-bedroom garden apartment occupying part of the ground floor of this stunning detached period property. The property is located in one of the area's most sought-after roads in this central Hove location and is complete with period features, high ceilings, and stunning south-west facing garden.





Rooms & Sizes

Living Room: 16' 1" x 13' 7"

Kitchen: 12' 7" x 5' 2"

Bedroom: 12' 6" x 10'

Bathroom

Further Information

Situated on the ground floor of this delightful period building, the accommodation comprises entrance hallway with two storage cupboards and access to small loft space above, stunning living room with period sash bay window, modern kitchen with integrated oven and gas hobs, bathroom, and double bedroom with window overlooking the garden. To the rear of the property is a delightful enclosed private garden with shed and well-stocked borders – a real asset for flats in this location. The flat is presented in excellent decorative order throughout, benefitting from period features such as large sash windows and high ceilings with decorative period coving.

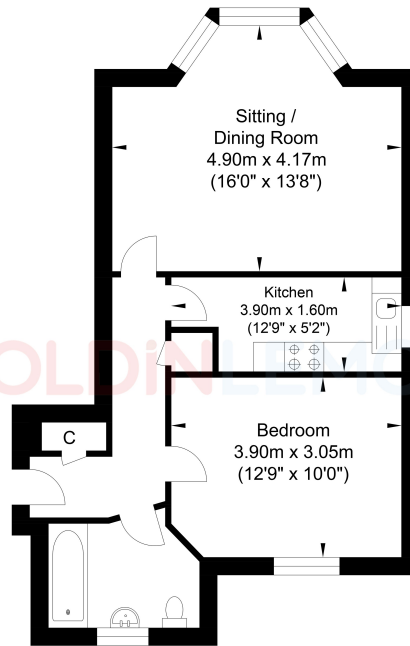
The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Road, just a few steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.



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Approximate Floor Area
509.56 sq ft
(47.34 sq m)

Approximate Gross Internal Area = 47.34 sq m / 509.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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