

# 6 The Carlton, Wilbury Road

Hove BN3 3PA

Offers In Excess Of £325,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- GARAGE
- NEUTRAL DÉCOR THROUGHOUT
- BALCONY
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this **OUTSIDE** Easterly facing balcony, garage to rear of two double bedroom flat forming part of the second floor of this purpose built block. This property boasts good size rooms throughout, a separate kitchen and a living room with East/Southerly aspects as well as the balcony overlooking the rear of the block. With gas central heating and double glazing throughout, this property is brought to market with no onward chain.

Situated in this sought after area being within close proximity to Church Road with its abundance of shopping facilities, eateries and cafés. Bus routes operate locally making journeys across the city simple. You are in the catchment area of various schools for all ages and local to parks. Hove mainline train station is located nearby and the slip road to the A27 is a short drive away for commutes out of the city.

**ENTRANCE HALL** Intercom, cupboard housing electrics and meters, thermostat, separate cupboard with storage, radiator.

**KITCHEN** Incorporating double stainless steel bowl sink with mixer taps, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring 'Hotpoint' induction hob with cooker hood above and oven below. Space for washing machine, fridge freezer and dishwasher, 'Worcester' gas fired combination boiler, UPVC double glazed window with southerly aspect.

**LIVING ROOM** Dual aspect UPVC double glazed windows with South/East aspect, door to East facing balcony, radiator.

**BEDROOM** Fitted wardrobe space, UPVC double glazed window with Westerly aspect, radiator.

**BEDROOM** UPVC double glazed window with Westerly aspect, radiator.

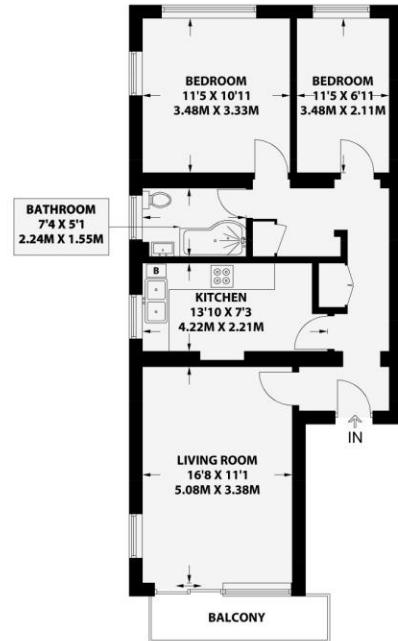
**BATHROOM** Comprising panelled bath with shower over being partially tiled, vanity wash hand basin, UPVC double glazed frosted window, fitted towel rail, low level w.c.

**OUTGOINGS** Share of freehold  
Approximately 900 years left unexpired.  
Service charge £3,500 per annum.

## THE CARLTON

HOVE

APPROXIMATE GROSS INTERNAL AREA  
683 sq ft / 63.5 sq m



Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and tenancies 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 (IPMS2). 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.  
© Whitlock & Heaps 2024

Ceiling Height  
 Hot Water Tank  
 Fridge / Freezer  
 Head Height Below 1.5m  
 Measuring Points  
 Storage Cupboard  
 Fitted Wardrobes  
 Garden Shortened for Display



Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.