

# Flat 2, 12 Wilbury Road

Hove BN3 3JN

Asking Price Of £300,000  
Share of freehold

- DELIGHTFUL APARTMENT
- DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- SEPARATE KITCHEN

- LIVING/DINING ROOM
- GOOD SIZE REAR GARDEN
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD

A charming one double bedroom apartment forming part of an attractive period building, offered for sale with a share of the freehold. The property provides spacious and well-proportioned accommodation, including a bright through living and dining room and a separate fitted kitchen. A particular highlight is the generous private rear garden, ideal for outdoor entertaining or relaxation. The apartment further benefits from its own private street entrance, offering added privacy and convenience. This appealing home combines character, space, and outdoor living an excellent opportunity for first-time buyers or investors alike. Situated in this convenient location within a few minutes of the bustling Church Road with a variety of eateries, cafes and restaurants. Hove seafront and mainline station are both within a short walk.

## PRIVATE STREET ENTRANCE

**LIVING/DINING ROOM** Through living/dining room with turret style dining section overlooking the garden, radiator.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, gas hob with extractor hood over, electric oven, space for fridge/freezer and washing machine, wall mounted 'Vaillant' gas fired boiler, serving hatch to dining area.

**INNER HALL** Fitted coat/store, radiator.

**BEDROOM** Radiator, window.

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

## OUTSIDE

**PRIVATE REAR GARDEN** A good space with paved patio, shed.

## OUTGOINGS

### SHARE OF FREEHOLD

**Lease 105 years remaining.**

**Maintenance £1,200 per annum.**

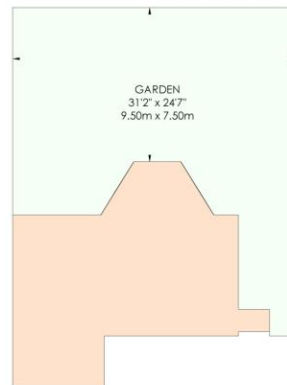
**Council Tax Band A** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**WILBURY ROAD**

HOVE

**APPROXIMATE GROSS INTERNAL AREA**  
41.5 sq m / 446 sq ft



Site Plan



Lower Ground Floor  
41.5 sq m / 446 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. All dimensions are approximate and are not to be used for legal purposes. 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).

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