PHILLIPS & STILL

WILBURY ROAD, HOVE

GUIDE PRICE £170,000 - £175,000

This is one of those properties that is sure to be snapped up quickly, it really does tick all the boxes. The location is second to none and when you step out of the property you'll be central to everything you need, local shops, seafront restaurants, bars, coffee shops and supermarkets. Stepping back into your property will be like closing the door to this 'Notting Hill feel' and unite you back with bliss and tranquillity.

If you need to commute to Gatwick or London then Hove's railway station is within a few minutes walk. Living here would really be exciting and you would certainly be experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere.

The property itself has a tenant in situ until February 2019 and the current rent is £650 PCM. Positioned on the ground floor and comprises of; entrance hall, spacious L-shaped studio room, separate kitchen and a shower room.

GROUND FLOOR

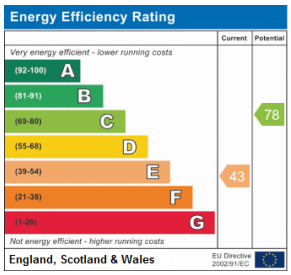
ENTRANCE HALL

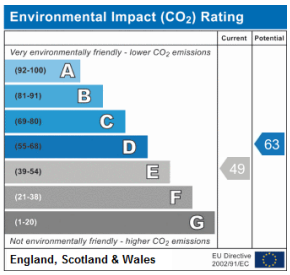
STUDIO ROOM
18' 4" x 14' 11" (5.59m x 4.55m)

KITCHEN
6' 11" x 5' 7" (2.11m x 1.7m)

SHOWER ROOM
6' 7" x 6' 6" (2.01m x 1.98m)

TOTAL APPROX. FLOOR AREA 342 SQ.FT. (31.8 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
Made with Metropix ©2019





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Property Ombudsman

rightmove.co.uk
The UK's number one property website

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk
westernrd@phillipsandstill.co.uk
01273 771111

Mon – Fri: 8.30am – 6pm
Saturday: 9am – 4pm