

Wilbury Road, Hove

£400,000 - £425,000



- **A Rare & Beautiful First Floor Converted Two Bedroom Flat**
- **Excellent Decorative Order**
- **Most Sought After Position In Central Hove**
- **Close To Hove Station & Seafront**



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 is very spacious and has ample storage throughout. High ceilings and lots of character is what you can expect here, not to mention that you can just walk straight into this property without having to lift a finger as it is in gorgeous condition.



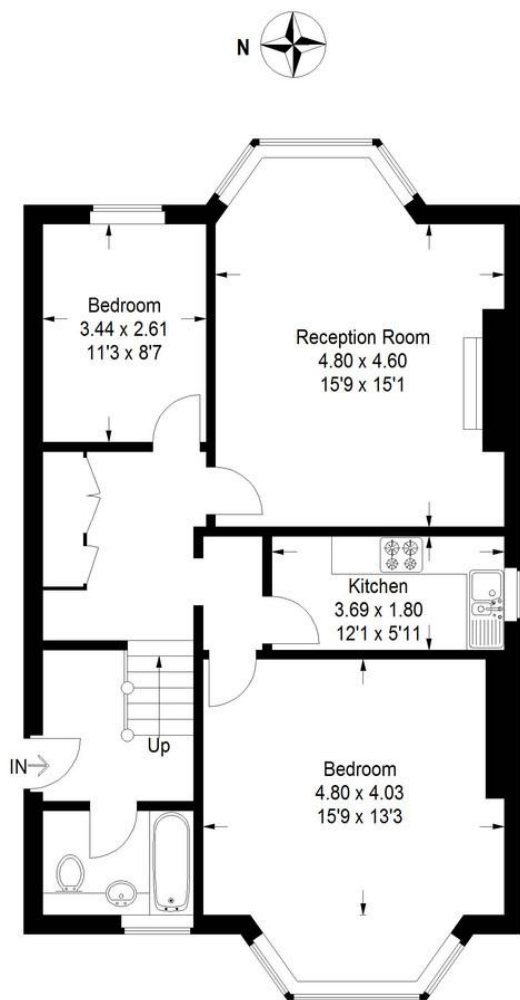
## Picture this...

"We love this area, it's conveniently located to some of the best cafes and restaurants in Brighton and Hove. It's a quick walk to the station, a short stroll to the beach and is such a friendly neighbourhood.

We often walk into town and love to have picnics on the beach. Each time we come home it makes us smile, it's such a beautiful apartment".

### 57-59 Wilbury Road, Hove, BN3 3PB

Approximate Gross Internal Area = 86 sq m / 926 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2015

## Accommodation

### FIRST FLOOR

#### ENTRANCE HALL

**LOUNGE / DINING ROOM**  
15' 9" x 15' 1" (4.8m x 4.6m)

**KITCHEN**  
12' 1" x 5' 11" (3.68m x 1.8m)

**MASTER BEDROOM**  
15' 9" x 13' 3" (4.8m x 4.04m)

#### BATHROOM

**BEDROOM TWO**  
11' 3" x 8' 7" (3.43m x 2.62m)

### OTHER INFORMATION

The property is Leasehold with a share of the Freehold - 999 year lease from 1963.  
Maintenance charges are £245 per quarter (£980 per annum).





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	81		83
61		55	
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			