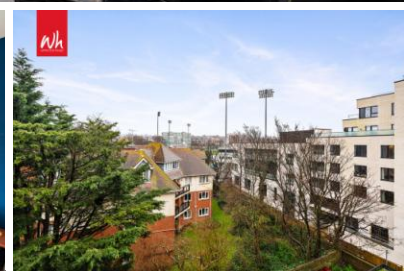


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Flat 9, Wilbury Lodge, 42 Wilbury Road, Hove BN3 3PA

Guide Price Of £300,000 - £315,000

- SPACIOUS APARTMENT
- DOUBLE BEDROOM
- MODERN BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- STUDY
- COMMUNAL HEATING AND HOT WATER
- UNALLOCATED PARKING

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01273 778577
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Whitlock and Heaps are delighted to bring to market this spacious apartment forming part of this purpose built block that is situated in this desirable and central location within easy reach of local amenities, Hove seafront and mainline station. The larger than average one double bedroom accommodation features a delightful living/dining room with a separate kitchen and study. The modern bathroom has been recently refurbished and the building has communal hot water and heating and offers unallocated parking to the rear of the building.

ENTRANCE HALL Three fitted cupboards.

KITCHEN Incorporating stainless steel sink with mixer tap, adjacent laminate worksurface with cupboards and drawers under, induction hob and electric oven, tiled splashback, space for fridge/freezer, integrated washing machine and dishwasher, UPVC double glazed window.

LIVING/DINING ROOM UPVC double glazed window, radiator.

STUDY Double aspect with UPVC double glazed windows.

BEDROOM Range of fitted wardrobes, UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., UPVC double glazed window, part tiled walls, heated towel rail.

OUTSIDE

PARKING Unallocated parking.

OUTGOINGS Lease: 136 years.

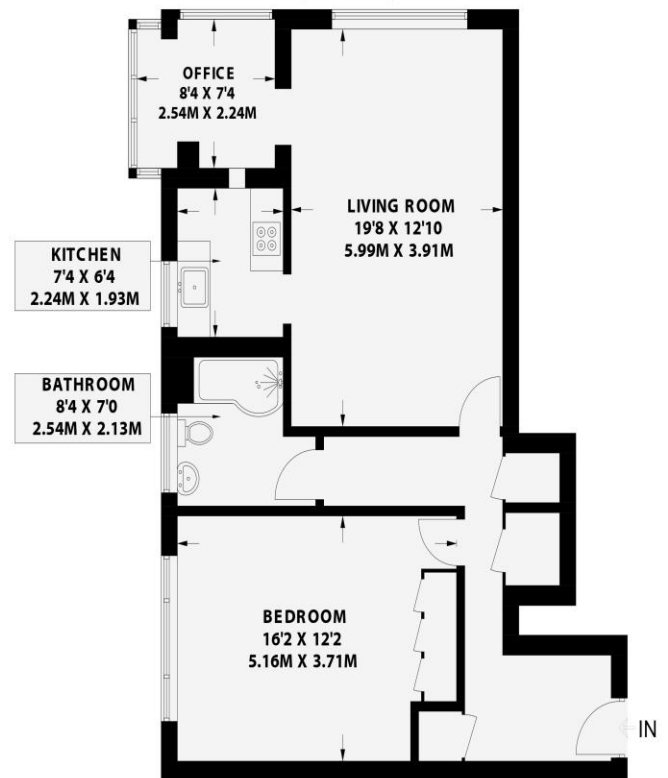
Maintenance, heating and hot water, reserve fund payment £943.00 per quarter.

WILBURY LODGE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
778 sq ft / 72.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
785 sq ft / 72.9 sq m



Fourth Floor
785 sq ft / 72.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces 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 (IPACS). 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.
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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
HH Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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