



Wilbury Crescent, Hove



Guide Price
£375,000
Share of Freehold

- AN EXCEPTIONAL TWO BEDROOM FIRST FLOOR APARTMENT
- 50% SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER HOVE LOCATION
- CLOSE PROXIMITY TO CHURCH ROAD WITH ITS ARRAY OF AMENITIES
- MODERNISED TO A HIGH STANDARD THROUGH
- NO ONWARD CHAIN
- MOMENTS FROM HOVE STATION & HOVE PARK
- PLANNING PERMISSION GRANTED FOR LOFT CONVERSION

*** GUIDE PRICE £375,000 - £400,000 ***

Robert Luff & Co are delighted to bring to market this outstanding two bedroom first floor apartment on Wilbury Crescent. Accommodation offers; two bedrooms, family bathroom with separate WC and modern fitted kitchen. Also benefiting from a share of freehold, no onward chain and planning permission granted for a loft conversion to include two further bedrooms and shower room.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Crescent, being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

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Accommodation

Entrance Hall

Kitchen 9'8 x 9'6 (2.95m x 2.90m)

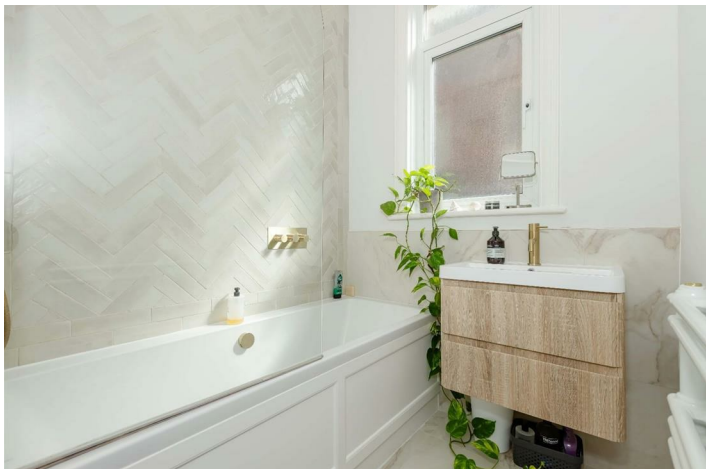
Lounge/Diner 15'3 x 12'3 (4.65m x 3.73m)

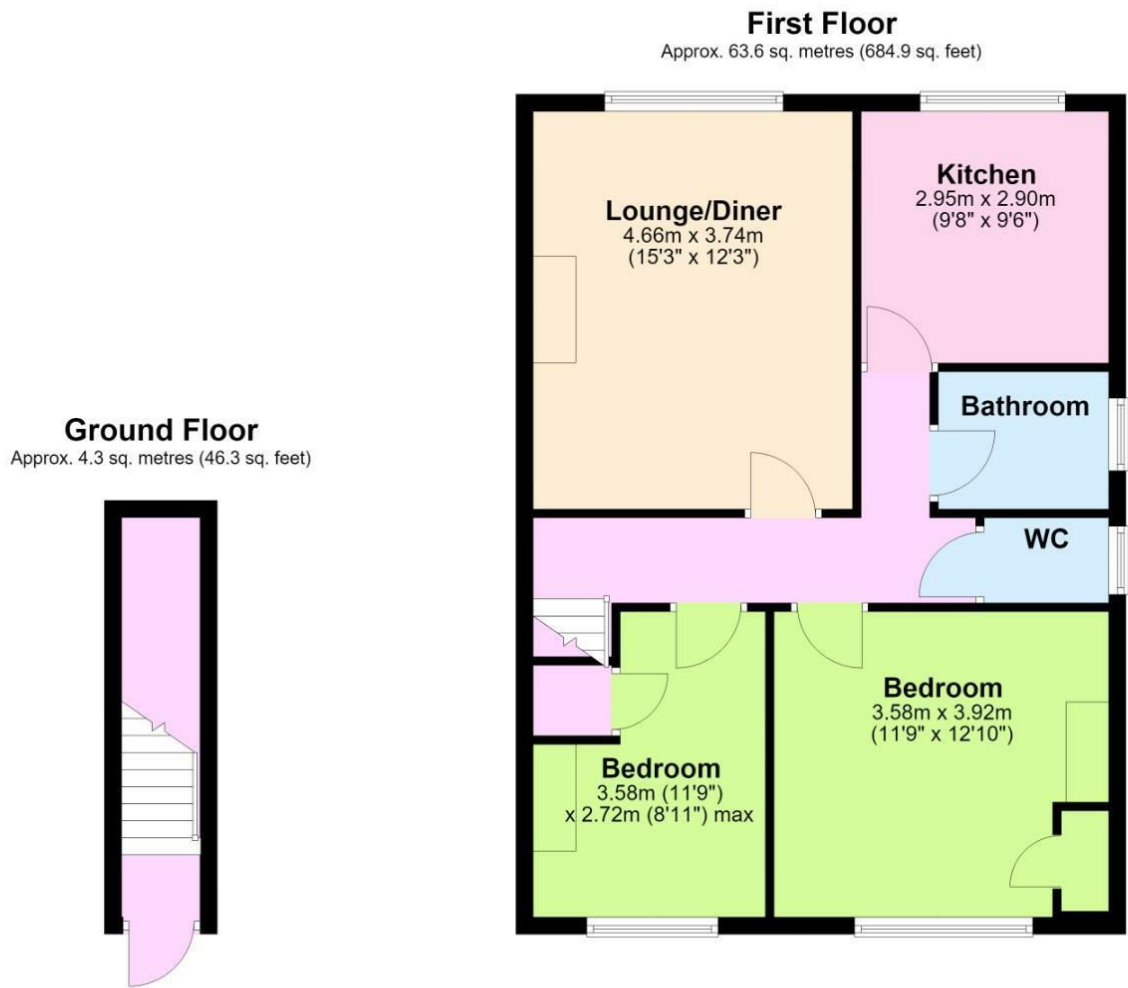
Bedroom One 12'10 x 11'9 (3.91m x 3.58m)

Bedroom Two 11'9 x 8'11 (3.58m x 2.72m)

Bathroom

WC





Total area: approx. 67.9 sq. metres (731.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.