



2



1



1



D



Description

Robert Luff & Co are pleased to introduce this attractive two-bedroom ground floor garden apartment, set within a handsome detached period residence on a desirable tree-lined road, approximately 0.2 miles from Hove Station.

The property is accessed through its own private side entrance and offers a well-balanced layout, including two comfortable bedrooms, a contemporary bathroom and a modern kitchen/dining area with integrated appliances. This leads through to a bright reception space with a pitched ceiling and pleasant outlook across the garden.

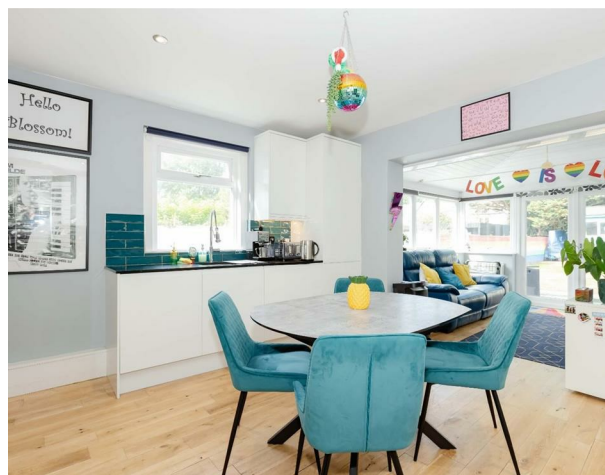
A real feature of the home is the generous private rear garden, extending to around 45 feet and enjoying a westerly orientation. The combination of lawn and patio provides an excellent space for relaxing and entertaining, while a substantial rear shed with power and lighting could lend itself to a home office, studio or workshop.

Situated within easy reach of Church Road, Hove Station, Hove Park and Hove Recreation Ground, this is an excellent opportunity for anyone seeking stylish, low-maintenance living in a well-connected central Hove location. With the sellers already having secured their onward purchase, an early viewing is strongly advised.



Key Features

- TWO BEDROOM
- LARGE WEST FACING REAR GARDEN
- SHARE OF FREEHOLD
- GROUND FLOOR FLAT
- OWN STREET ENTRANCE
- MINUTES FROM HOVE MAINLINE STATION



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Private Entrance

Entrance Hall

Kitchen / Diner

4.04 x 3.50 (13'3" x 11'5")

Living Room

3.36 x 2.99 (11'0" x 9'9")

Bedroom One

3.22 x 3.02 (10'6" x 9'10")

Bedroom Two

2.39 x 2.04 (7'10" x 6'8")

Bathroom

Large Rear Garden

Agents Notes

Tenure: Share Of Freehold

Reserve Fund Payment: £90 per month

Council Tax Band: D

EPC Rating: A



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



robertluff.co.uk

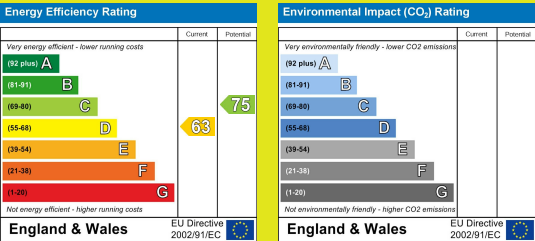
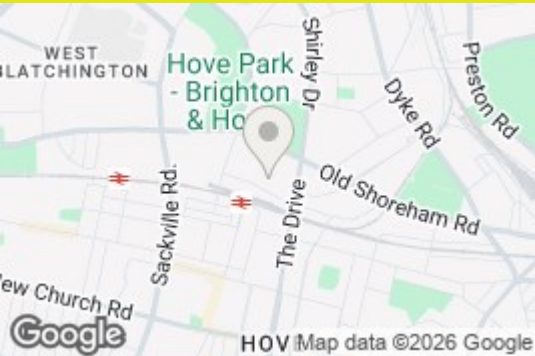
28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Floor Plan Wilbury Gardens

Floor Plan
Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 48.2 sq. metres (518.4 sq. feet)



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.

robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN

01273 921133 |