



## Wilbury Gardens, Hove



Offers In Excess Of  
£360,000  
Leasehold

- TWO DOUBLE BEDROOM
- IN NEED OF MODERNISATION
- FIRST FLOOR APARTMENT
- THROUGHOUT
- SPANNING OVER 80 SQM
- COMMUNAL GARDENS
- HIGHLY SOUGHT AFTER HOVE
- MOMENTS FROM HOVE
- LOCATION
- STATION
- POTENTIAL FOR OFF ROAD
- PARKING

Robert Luff & Co are delighted to bring to market this two double bedroom apartment situated on the first floor of this period building. Accommodation offers; separate kitchen, two double bedrooms, spacious living area and fitted bathroom. This property would suit an array of buyers including first time buyers and investors.

The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Gardens, 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.

Robert  
Luff & Co  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Entrance Hall

Kitchen 11'11 x 11'4 (3.63m x 3.45m)

Living Room 16'2 x 14'7 (4.93m x 4.45m)

Bedroom One 15'1 x 14'7 (4.60m x 4.45m)

Bedroom Two 13'9 x 9'3 (4.19m x 2.82m)

Bathroom

Communal Garden

### AGENTS NOTES

Leasehold: 84 Year Remaining - The owner will consider extending the lease subject to the offer amount.

SC: £687.68 PA

GR: £10 PA

COUNCIL TAX: A



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

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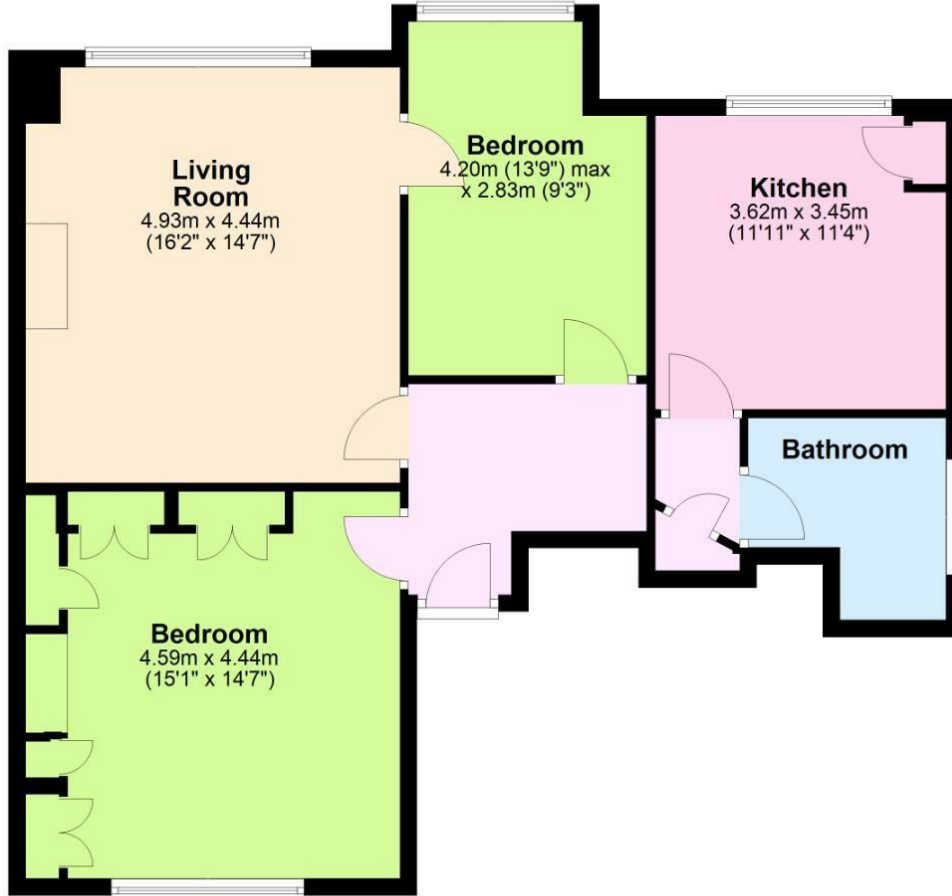
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**Floor Plan**

Approx. 80.5 sq. metres (866.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.