



Asking Price
£300,000
Leasehold

Wilbury Avenue, Hove

- TWO BEDROOM
- THIRD FLOOR FLAT
- LIFT ACCESSING ALL FLOORS
- ALLOCATED OFF STREET PARKING + VISITOR PARKING
- SOUTH FACING LIVING ROOM
- MODERN FITTED KITCHEN

Robert Luff & Co are delighted to bring to market this spacious two bedroom, third floor flat in a modern purpose built block. Aynsley Court is located on Wilbury Avenue, between The Drive and Wilbury Villas. Hove station is a short walk away and the allocated parking space is ideal for anyone with a car or wanting to provide visitor parking. Church Road and all of its amenities are also not very far, offering a selection of many restaurants and bars.

Accommodation offers; two bedrooms, south facing living room, separate modern fitted kitchen and a family bathroom. Other benefits include; long lease, lift accessing all floors, allocated off street parking + visitor parking and communal grounds.

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Accommodation

Entrance Hall

Living Room 15'4" x 10'0" (4.69 x 3.05)

Kitchen 10'10" x 6'9" (3.32 x 2.07)

Bedroom One 15'3" x 7'11" (4.66 x 2.43)

Bedroom Two 11'4" x 6'4" (3.46 x 1.95)

Bathroom

Allocated Off street Parking

Agents Notes

Tenure: Leasehold 165 years remaining

Service Charge: £1 800 Per Annum

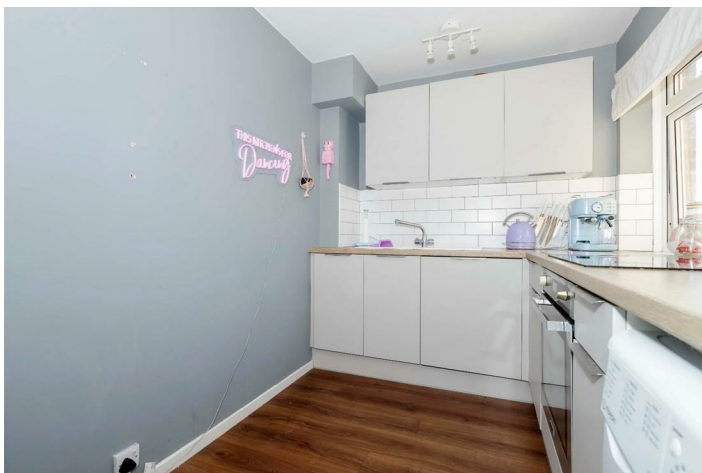
EPC Rating: TBC

Council Tax Band: B

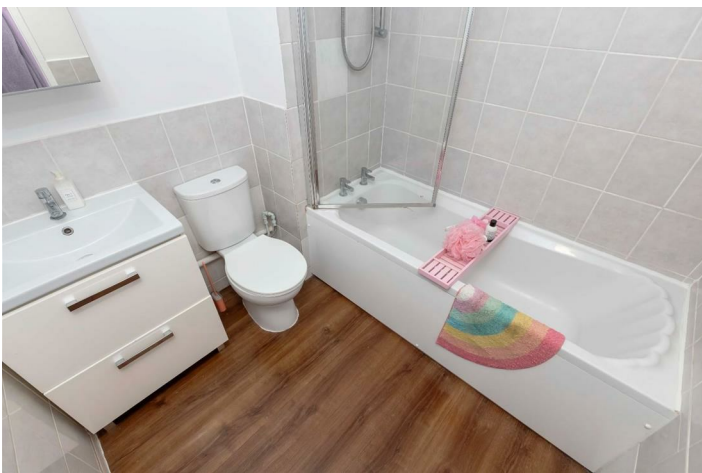
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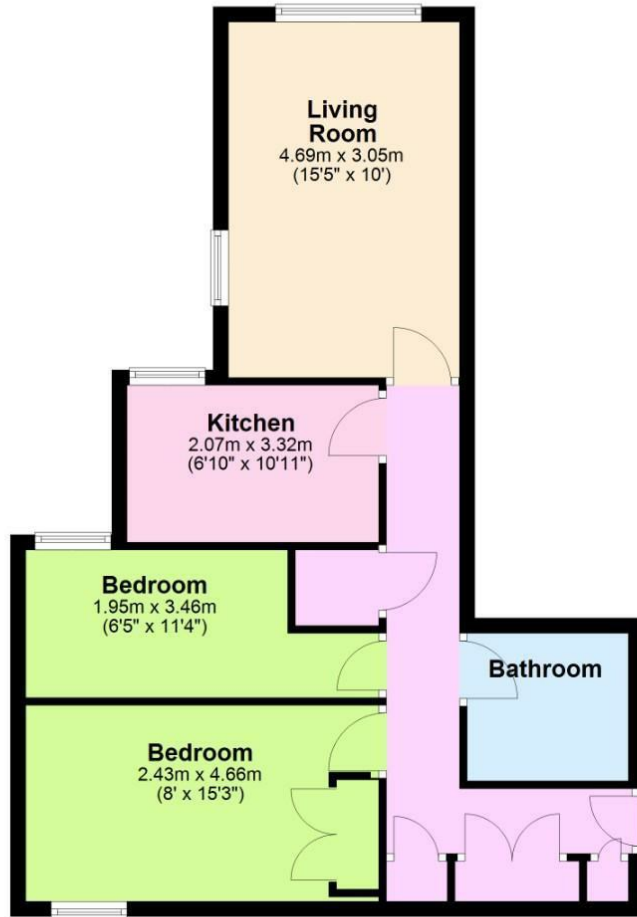
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Floor Plan

Approx. 57.9 sq. metres (623.1 sq. feet)



Total area: approx. 57.9 sq. metres (623.1 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.