



Wilbury Avenue, Hove



Guide Price
£800,000
Freehold

- AN EXCEPTIONAL FIVE BEDROOM, • SOUTH FACING REAR GARDEN
- FOUR BATHROOM FAMILY HOME
- HIGHLY SOUGHT AFTER WILBURY • BEAUTIFUL TREE LINED ROAD
- LOCATION
- CLOSE TO HOVE STATION & • CAR PORT & GARAGE
- LOCAL AMENITIES
- SPANNING OVER 1833 SQFT

*** GUIDE PRICE £800,000 - £850,000 ***

Robert Luff & Co are delighted to bring to market this outstanding five bedroom semi detached residence situated in undoubtedly one of the best positions on Hove's famous Wilbury Avenue, being mere steps from the iconic seafront and promenade. Within walking distance of Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

This well-designed home, built in 1999, spans across 4 floors and is situated on a beautiful tree-lined road, creating a perfect setting for comfortable and convenient living. Accommodation briefly comprises Kitchen/Dining area opening to landscaped rear garden, separate living area, five double bedrooms, four bathrooms, car port & garage.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Bedroom Four 12'11 x 9'5 (3.94m x 2.87m)

Sitting Room 13'1 x 13 (3.99m x 3.96m)

Stairs To Lower Ground Floor

Dining Room 27'4 x 13 (8.33m x 3.96m)

Landscaped Rear Garden

Shower Room

Kitchen 13 x 9'2 (3.96m x 2.79m)

Stairs To First Floor

Bedroom Two 13 x 10'7 (3.96m x 3.23m)

En-Suite Shower Room

Bathroom

Bedroom One 13'5 x 13 (4.09m x 3.96m)

Stairs To Second Floor

Bedroom Three 13'1 x 9'4 (3.99m x 2.84m)

Shower Room

Bedroom Five 12'11 x 9'4 (3.94m x 2.84m)

Car Port 19'11 x 8'2 (6.07m x 2.49m)

Garage 15'11 x 8'3 (4.85m x 2.51m)

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: F

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.