



## Wilbury Road, Hove

- ONE BEDROOM FLAT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- CENTRAL HOVE LOCATION
- RECENTLY REFURBISHED
- EPC RATING C
- SEPARATE KITCHEN

£1,200

Robert Luff & Co are delighted to bring to market for rent this one bedroom flat situated on the second floor of this converted Victorian building. The property is located in undoubtedly one of the best positions on Hove's famous Wilbury Road, being mere steps from the iconic seafront and promenade. Adjacent to 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.

Accommodation offers; West facing living room, separate kitchen, double bedroom and bathroom. Other benefits include; no onward chain, freshly decorated throughout, new tiling and flooring in the bathroom recently renovated kitchen.

AVAILABLE NOW FOR DECEMBER OCCUPATION.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

#### Sitting Room 14'4" x 11'8" (4.37 x 3.56)

Carpet flooring, South & West facing dual aspect windows, wall mounted radiator, cornicing

#### Separate Kitchen 8'2" x 6'7" (2.49 x 2.03)

Vinyl flooring, a mix of wall and base units including a new washing machine and fridge/freezer, integrated oven with gas hob, extractor, South facing window

#### Bedroom 11'4" x 8'2" (3.47 x 2.49)

Carpet flooring, West facing window, wall mounted radiator, built in storage, cornicing

### Bathroom

Vinyl flooring, WC, bath with over head shower, sink, extractor

### Agents Notes

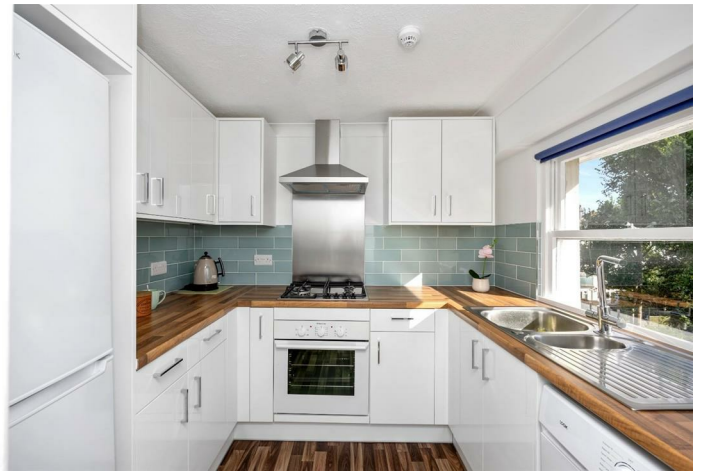
Tenure: Leasehold With Approx 107 Years Remaining

Service Charge: £1200 Per Annum

Ground Rent: £125 Per Annum

Council Tax Band: A

EPC Rating: C

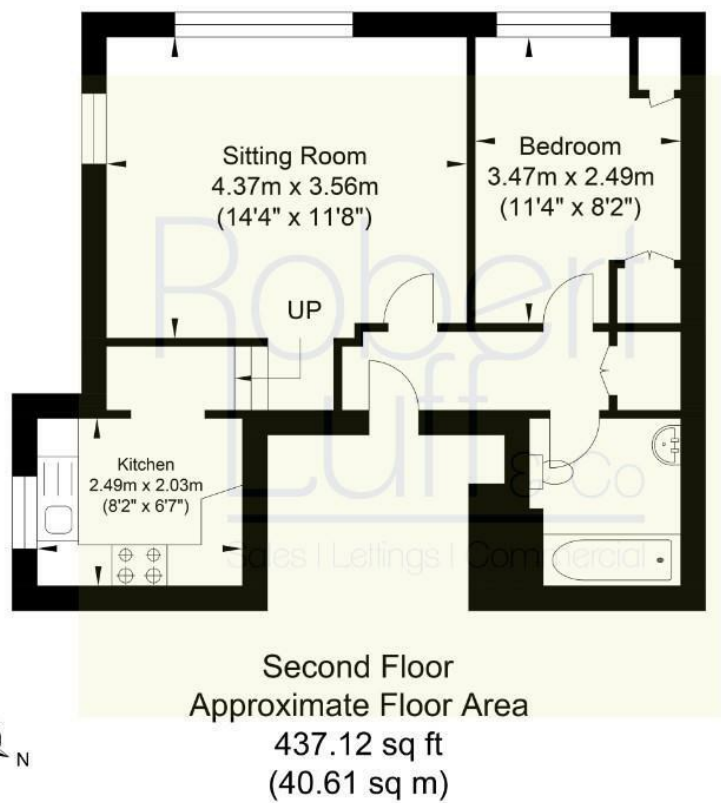


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

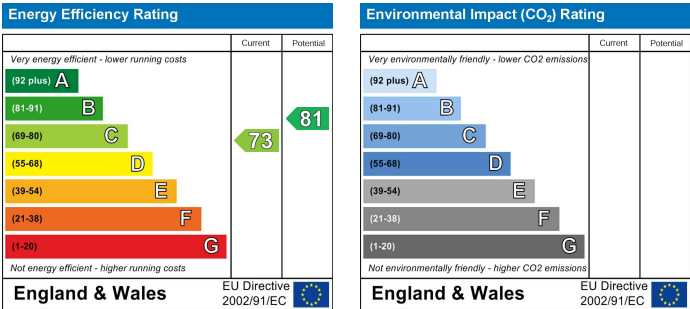
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Wilbury Road



Approximate Gross Internal Area = 40.61 sq m / 437.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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.