

£899,950

H&N



Wilbury Crescent

Hove, BN3 6FH

HEALY
& NEWSOM

EST. 1990



Wilbury Crescent, Hove, BN3 6FH

A fantastic opportunity to acquire this truly unique family home, sympathetically and respectfully restored with the perfect blend of modern living and period Arts & Crafts movement features, with opportunity to put your own stamp on the property. With an impressive turning staircase and gallery landings from top to bottom and arranged over three floors, the property offers five bedrooms; two with en-suites, a very generous family bathroom, two reception rooms and a further extended spacious kitchen diner with bi fold doors to two sides.

Furthermore the property boasts off street parking for two or more cars, a great sized landscaped rear garden open to the east and south, as well as a large detached garage with a pitched roof.

Location

Wilbury Crescent is an enviable, residential address in a central location. There are an abundance of local amenities including banks, supermarkets, bars and eateries, as well as numerous independent traders and coffee shops, in close by Church Road. In addition, Hove Lawns and the beach are situated just to the South. Transport links are excellent from this location with regular bus services operate nearby, Hove mainline railway station is approximately half mile in distance for those who need to commute., as well as easy access to the A27 and other great road links.

Accommodation

The property is situated at the end of a terrace, enjoying a larger than usual plot. From level ground an enclosed wrap around driveway laid to rumble stone provides parking for two or more cars, with the entrance to the property tucked away to the side. The original portico has a beautiful terracotta herringbone tiled floor and leads into the internal porch with original leaded light windows and in turn the impressive reception hall. Once inside the property, its grand proportions become immediately apparent. The hall has a useful downstairs WC and boasts period panelled walls, a grand working fireplace, decorative arch details to the door frames, polished ceramic tiled floor and beautiful galleried turning staircase rising to the top floor; a true spectacle.

The property enjoys nods to the 1900's, with picture rails, panelled walls and some ceilings, period cast iron fireplaces and stripped wood doors. Reclaimed, timber framed, double glazed windows and modern touches compliment one another throughout.

The spacious living room sits at the front of the property boasting a large box bay with a westerly aspect and beautiful period fireplace with stripped wood surround and mantel.

From the entrance hall, multi pane double doors provide access to a large dining room, again with a box bay window and an Oak wood floor; a warming dining space with ample room for a large table and chairs. An internal hallway leads on to a very generous kitchen diner extension. Contemporary in design and wired for sound, with polished Porcelain tiled floors, breakfast bar and ample room for a further reception/dining space. With Oak timber framed bi fold doors to two sides and a large skylight this room boasts an abundance of natural light and enjoys direct access to the landscaped garden.

The high spec, stylish kitchen comprises of a comprehensive range of sage grey gloss wall and base units with a quality Minerva work surface, with an inset black glass sink and drainer and induction hob with contemporary convex extractor hood above. To one wall a bank of cupboards houses an integrated microwave grill, oven and coffee machine as well as concealing a utility area, that houses the

boiler with plumbing and provisions for a washing machine.

To the first floor gallery landing, natural light floods the space from the sky light on the floor above and provides access to two spacious double bedrooms one with a period cast iron fireplace and both having en-suite showers, one uniquely, open plan with a low level Eco flush WC, walk in shower cubicle and twin wash basins.

With an open wood carved archway, there is a large study area with a quaint leaded light window; this room could easily be reverted back to closed room as it once was.

To the end of the hall there resides a very generous, luxury bathroom, tastefully decorated with a ceramic tiled floor and full bathroom suite. Comprising of a large stand alone panelled bath tub, double walk in shower cubicle with extra large monsoon shower head and wall mounted thermostatic controls, a low level Eco flush WC and a stripped wood armoire with mounted sink.

A further turning staircase rises to the second floor of which accommodates three more bedrooms, one with timber frame double doors onto what could be a terrace and over looks the landscaped garden.

Outside

The landscaped garden, offers the perfect social space with the bi fold doors of the kitchen/dining room opening up to bring the outside in. Having a sunken patio with raised sleeper borders, a large area laid to lawn and mature trees and shrubbery. Secondary access can be found from the front of the property via the driveway gates as well as at the end of the garden to which the detached garage resides with access to the road. There is a further raised patio at the rear laid to brick with sleeper steps.

Garage

Detached with a pitched roof and direct access from the road to the side, the garage offers a double length space with windows- perfect for either parking or use as a large workshop. The previous owners had planning permission to convert the garage - this has now lapsed but could possibly be re-applied for.

Additional information

EPC rating:

Internal measurement: 2,533 Square feet / 235.3 Square metres

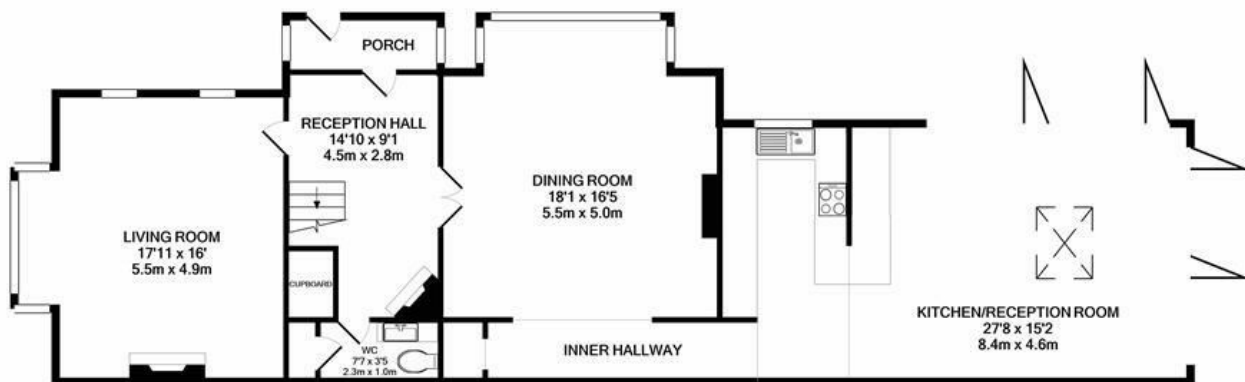
Council tax band: E

Parking zone: O

Tenure: Freehold







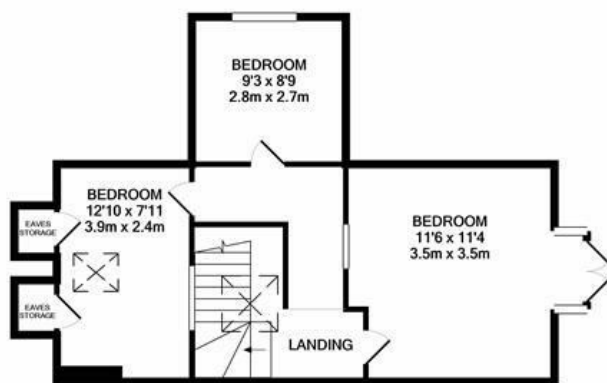
GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2533 SQ. FT. (235.3 SQ. M.)

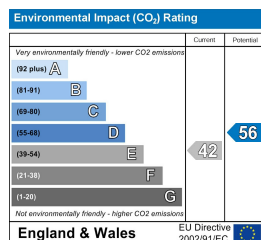
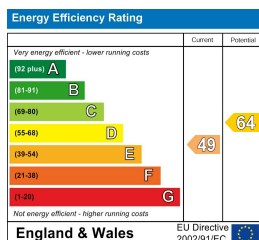
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



1ST FLOOR



2ND FLOOR



19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk