

H&N



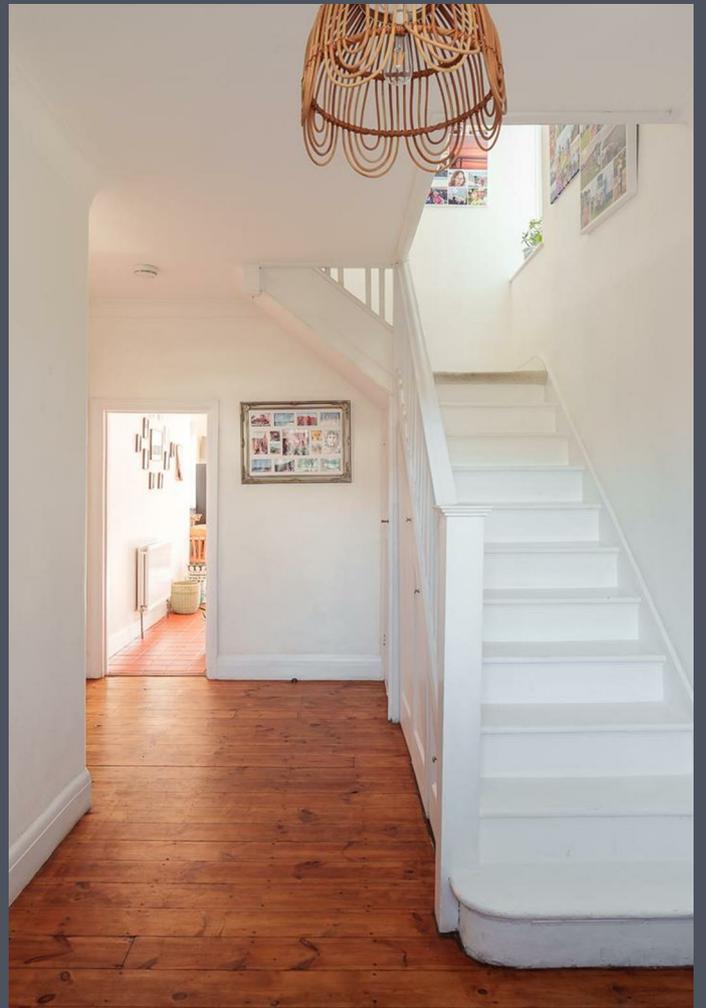
Wilbury Avenue, Hove

£1,175,000

HEALY
& NEWSOM

EST. 1990







Wilbury Avenue, Hove, BN3 6GH

An impressive five-bedroom house, spanning an expansive 2,118 square feet (including garden studio), the property is arranged over three floors with a perfect blend of classic charm and modern convenience, providing ample space for family living. The property boasts off-road parking for two vehicles, complete with an electric vehicle charging point, ensuring practicality for modern living. Additionally, the property benefits from solar energy, helping to keep household bills low.

Upon entering, you are greeted by a spacious entrance hall with a period stair case rising to the first floor, understairs bespoke storage and a door to the ground floor cloakroom. Varnished original floor boards continue in to a beautiful through living room, featuring two charming fireplaces with log burners that creates a warm and inviting atmosphere. Double doors lead to a generous south-facing rear garden, perfect for enjoying sunny days and entertaining guests. The large kitchen, with its dual aspect windows also opens directly to the garden, making it a delightful space for culinary creativity.

The first floor hosts three spacious double bedrooms, all with fitted wardrobes, and a spectacular opulent bathroom that has timeless features and fixtures, including intricate tiling and a sophisticated roll top bath. While the top floor features two additional double bedrooms, each with its own ensuite shower room, providing privacy and comfort for family or guests.

The south-facing garden is a true highlight, offering a tranquil retreat with floral borders either side of the lawn that include apple trees and mature shrubs. At the end of the garden, you will find a versatile studio/workshop, equipped with power, lighting and a water supply, making it an ideal space as a work room, or use for hobbies or as a home office.

This substantial family home is a rare find in Hove, combining period features with modern amenities and is ready to welcome the new home owners.

Location

Wilbury Avenue is an enviable, residential address in a central location and within a short distance to Hove train station which offers on average, two direct trains to London per hour, so ideal for those who commute and easy access for Gatwick airport. In addition, there is very easy access to the A27, A23 and other useful road links. This ideal central residential location is in close proximity to several parks and green spaces and 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 and in the Seven Dials area. In addition, Hove promenade and the beach are situated just to the South where you can also find the King Alfred Leisure complex and swimming pool.

A plethora of well regarded schools and colleges serve the area, including BHASVIC, Cardinal Newman, Brunswick and Stanford school. The street itself enjoys a strong sense of community making it an excellent choice for those looking to settle in a friendly neighbourhood.

Additional Information

EPC rating: D

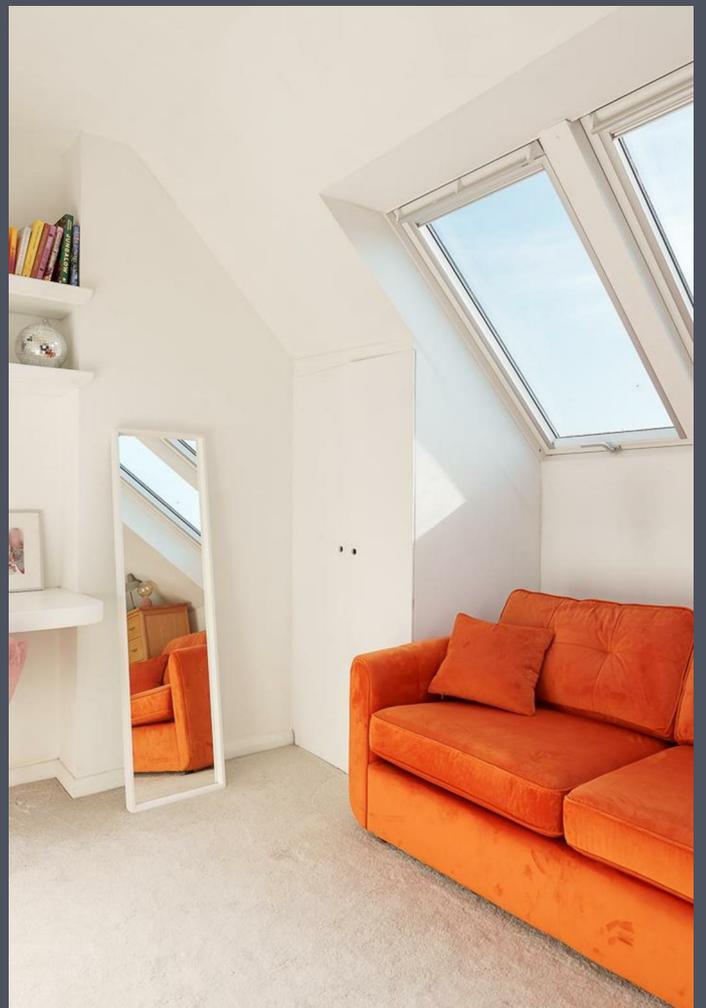
Internal Approximate Measurement: 2,118.87 Sq ft / 196.85 Sqm (including the garden studio)

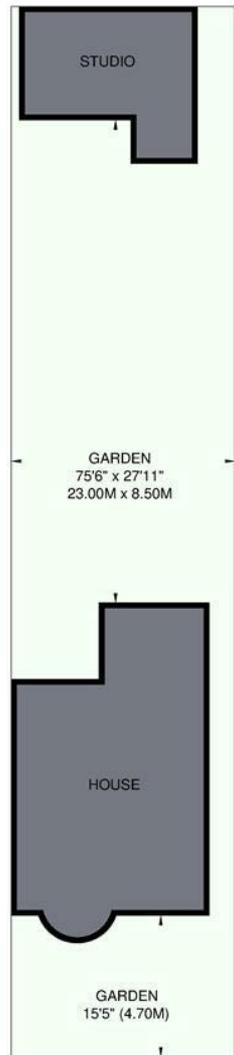
Tenure: Freehold

Council tax band: E

Parking zone: O

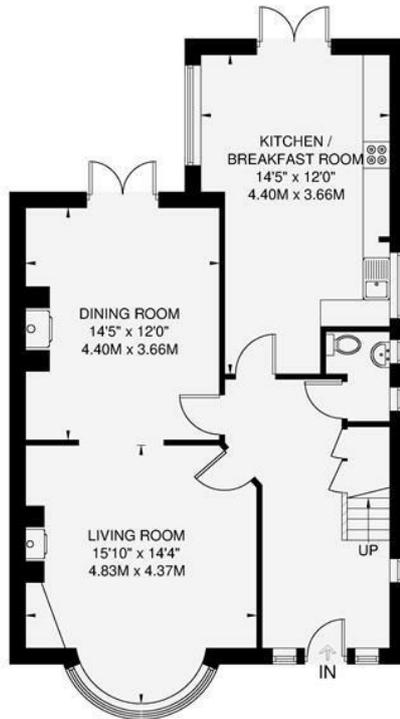




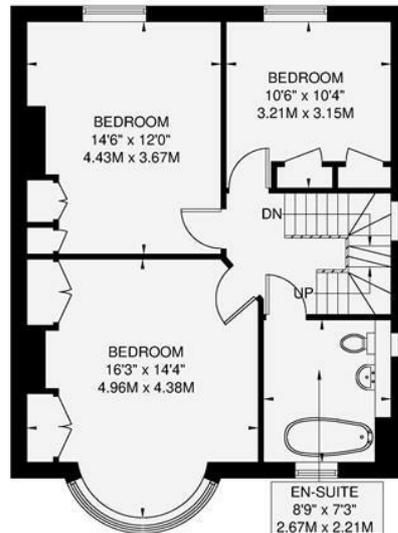


Site Plan

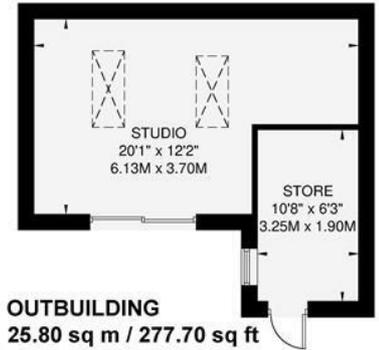
Approximate Gross Internal Area
196.85 sq m / 2118.87 sq ft
Including Limited Use Area Of
5.8 sq m / 62.4 sq ft



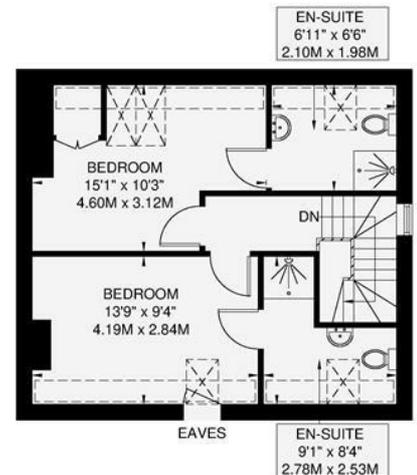
Ground Floor
69.50 sq m / 748.09 sq ft



First Floor
59.96 sq m / 645.40 sq ft



OUTBUILDING
25.80 sq m / 277.70 sq ft



Second Floor
41.59 sq m / 447.67 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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→	Measuring Points	(CH)	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	□	Head Height Below 1.5m
↗	Skylight	B	Boiler

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