

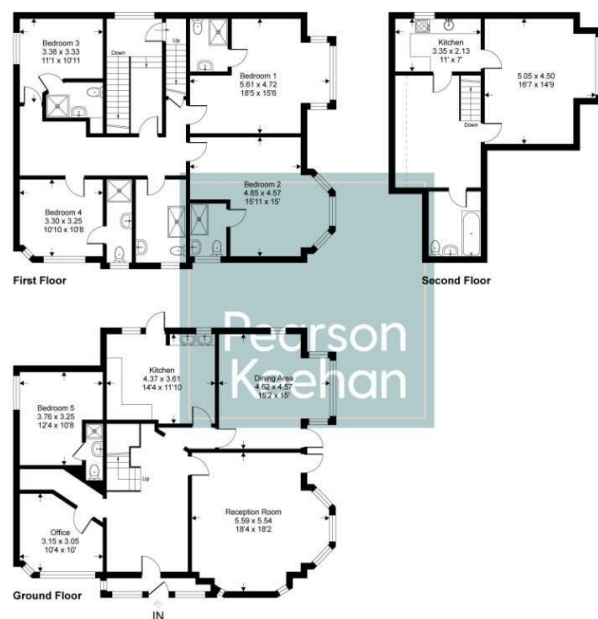


Wilbury Avenue, Hove, BN3 6HS

Asking price £1,100,000 - Freehold



**Wilbury Avenue, BN3**  
Approximate Gross Internal Area = 277.3 sq m / 2985 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Copyright Casaphoto Ltd. 2024 - Produced for Pearson Keehan

Wilbury Avenue is a handsome Victorian detached villa extending to some 3,000sqft in the heart of Hove's Wilbury area and a short walk to Hove railway station. Offering enormous potential to create a stunning family home or develop the property into apartments.

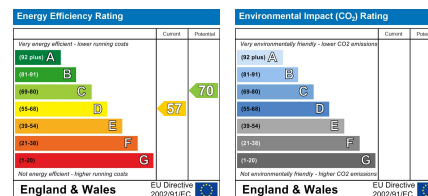
Currently an operating care home with 15 bedrooms, and staff apartment in the attic. Full vacant possession will be offered on completion.

Offers are invited for the property based on the attached site plan that indicates the new boundary fence - this will be installed prior to completion. As part of this division of the plot the rear extension will be removed at the clients expense, and the building left 'safe & secure' prior to completion.

This is an exciting opportunity to purchase a substantial property in the heart of Hove with enormous potential/scope to create a stunning family home or apartment scheme. With many original features and the buildings proportions retained this is a blank canvas.

## Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



**Pearson Keehan**

95 Portland Road, Hove, East Sussex, BN3 5DP

Tel: 01273 206999 Email: info@pearsonkeehan.com

pearsonkeehan.com