



Wilbury Avenue, Hove, BN3 6HS

Guide price £1,650,000 - Freehold



Wilbury Avenue, BN3

Approximate Gross Internal Area = 467.8 sq m / 5036 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 rules required) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, 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.

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Council Tax:

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£1,650,000 - £1,750,000

Aspen House is a handsome Victorian detached villa in the heart of Hove's Wilbury area and a short walk to Hove railway station. Offering enormous potential to revert to a family home, develop the property in part/full or retain the care facility with over 5,000sqft of living space.

Currently an operating care home with 15 bedrooms, and staff apartment in the attic. The property is available as a whole with the garage area considered suitable for development or extension.

Offers are invited for the property as a whole, with the option to take over the existing care home business. Whilst the home is a well occupied business it is considered that the building and plot offer scope for alternative uses; included reverting the property to a detached family home, converting it to apartments and/or developing the rear section to further extend the building or create a stand-alone development similar to the plot opposite.

		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(21-30)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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