





2, 22 Wilbury Gardens

Hove, BN3 6HY

Offers in excess of £475,000

A Spacious & Elegant Two-Bedroom Apartment with West-Facing Terrace in Central Hove.

Perfectly positioned in a sought-after central Hove location, this beautifully presented and exceptionally spacious two-bedroom first-floor apartment combines period charm with modern comfort. Set within a grand detached period building, the property features impressively high ceilings, generous room proportions, and a delightful west-facing terrace.

Flooded with natural light throughout, the apartment is conveniently located just a short stroll from Hove Railway Station and a wide range of local amenities.

Upon entering the property, you're immediately struck by the sense of space and grandeur, enhanced by the soaring ceilings and elegant architectural details. Spanning over 850 sq ft, the accommodation comprises a stylish fitted kitchen with integrated appliances, a luxurious modern bathroom, two well-proportioned double bedrooms, and a magnificent bay-fronted living room—ideal for relaxing or entertaining.

The standout feature is the private west-facing roof terrace, which enjoys all-day sun and exudes a charming Mediterranean feel. It's the perfect spot for morning coffee, al fresco dining, or evening drinks with friends.

Wilbury Gardens is a picturesque, tree-lined street in the heart of Hove. The vibrant Church Road is just a short journey away, offering an array of independent cafes, bars, restaurants, and boutique shops. For commuters, Hove Station is within easy reach, as are several bus routes. Green open spaces including Hove Recreation Ground and Hove Park are also nearby, adding to the lifestyle appeal.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Pearson  
Keehan