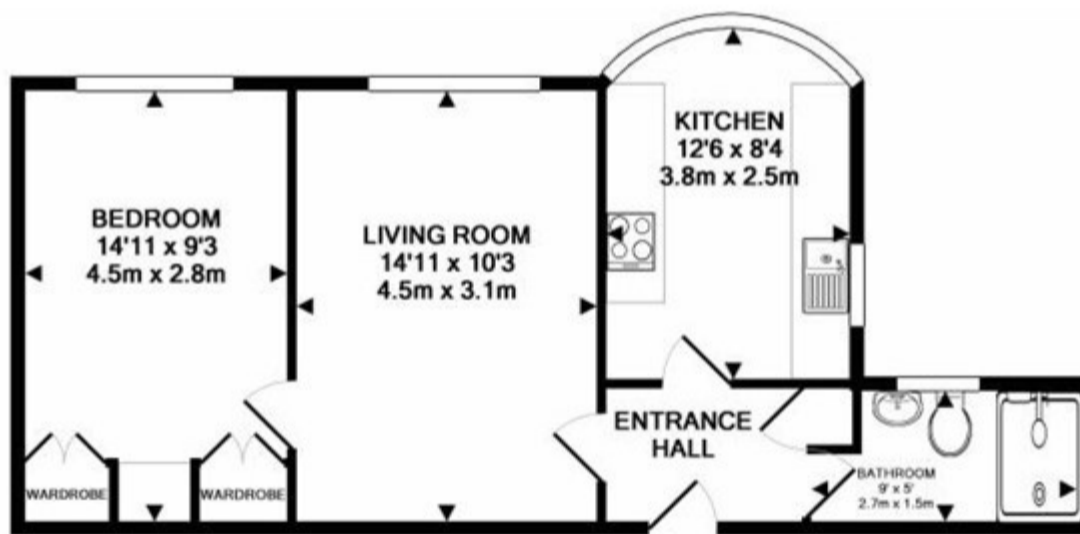




Wilbury Road, Hove, BN3 3GL
 £235,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	78
		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 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



01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Offered for sale with no ongoing chain, this first floor flat is West facing and all rooms are in very good decorative order, making it an easy move-in for its new owner. Accommodation includes a good sized lounge, large double bedroom with built-in storage system, a modern shower room and a well-appointed kitchen featuring a bow window with space for a breakfast table and chairs. The property benefits from double-glazed windows throughout and gas central heating with a Worcester boiler fitted May 2022 and Hive Smart Thermostat.

Facilities at this Art-Deco styled development include a hairdressers and two comfortable and tranquil residents' lounges and library which not only provide a wonderful social focal point but also accommodates monthly entertainment functions and weekly coffee mornings/fish and chip lunches. Well manicured gardens and a roof terrace can also be enjoyed by the residents and there is a duty manager in place to ensure the smooth running of the building.



- Vacant possession, NO ONWARD CHAIN
- Over 55 years only
- One double bedroom, fitted cupboards
- Communal gardens around the property
- Roof terraces with panoramic views
- Weekday house manager
- Lift and secure entry phone
- Communal lounge/library
- Superb location in Hove
- Double glazing & GCH

