



Wilbury Avenue | Hove | BN3 6GH
Offers In Excess Of **£475,000**





A spectacular two double bedroom flat along a highly desired street in hove, Wilbury Avenue. Serving many benefits such as easily accessible transport links; the proximity to Hove Train station being one of them. As well as being a fully renovated space with a high spec finish set within an attractive period property.



Key features:

- Fully renovated
- First floor
- Beautifully presented
- Close to seafront and amenities
- Close to Hove station
- Period property
- Bay windows
- Bay windows

 3 Bedrooms

 2 Bathrooms

 2 Living Room

INTERNAL The well-presented, entirely renovated 2-bedroom flat spans the width of the semi-detached Victorian building. Upon entering the flat, you notice a neatly serviced shared entrance and hallway, leading up to the first floor. Immediately, you are greeted by magnificent high ceilings and numerous windows, allowing the property to flood with light. Occupying the front of the flat is a well-utilised office with more than enough space for two to work comfortably together; perfect for the days when working from home! Skilful carpentry work has allowed extra storage in the alcoves formed from the chimney breast, along which a space saving functional desk has been fitted for long days in the office. This, however, is a space to be used as you please, with many options for what may suit better.

To the left hand-side, a warm and intimate reception room tempts comfort the moment it is entered. With a modern, state of the art kitchen encompassing the back wall of the open plan kitchen/bunge diner. An excellent selection of high spec integrated facilities brings the feeling of high performance and style to the space, with a built-in oven and grill and double-breasted fridge freezer. Grand crescent shape bay windows overlook the smart street below. The lounge space, a depiction of comfort, is warm and inviting, the perfect reception space for this expansive flat.

Following back through the stylish, fire-resistant sliding door, the hallway flows into the grand master bedroom. Donned with elegant, purpose-made, floor to ceiling wardrobes, perfectly fitted to utilise all space in the room. The brand-new redecoration of the room is clear from its pristine appearance and attractive features, as is with the rest of the property. A large window brightens the room with wonderful natural light and provides a

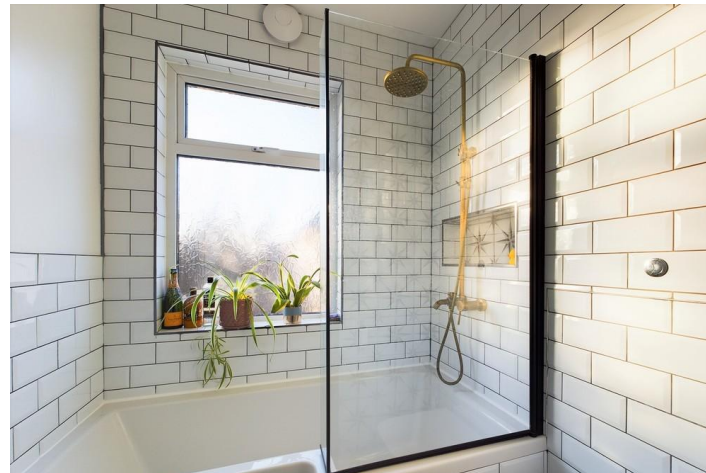
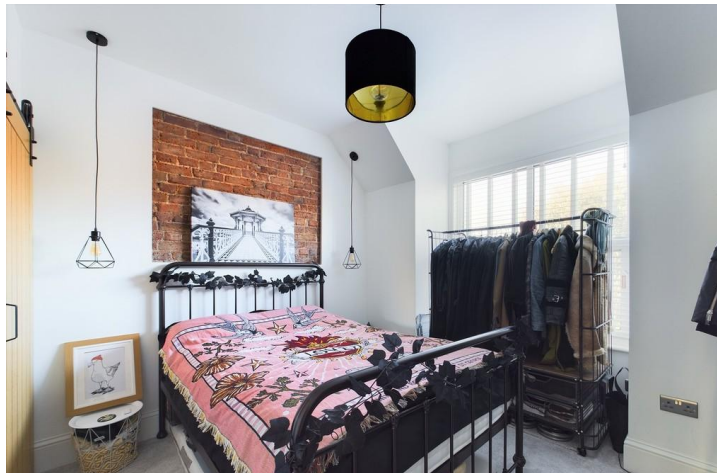
beautiful view upon opening the modern shutter blinds.

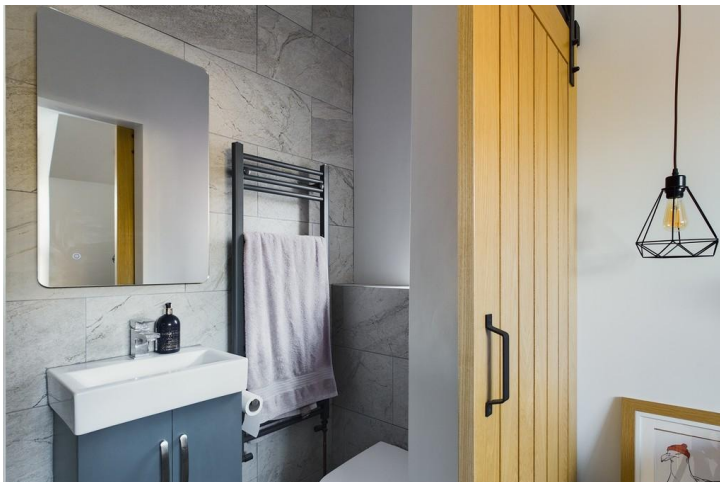
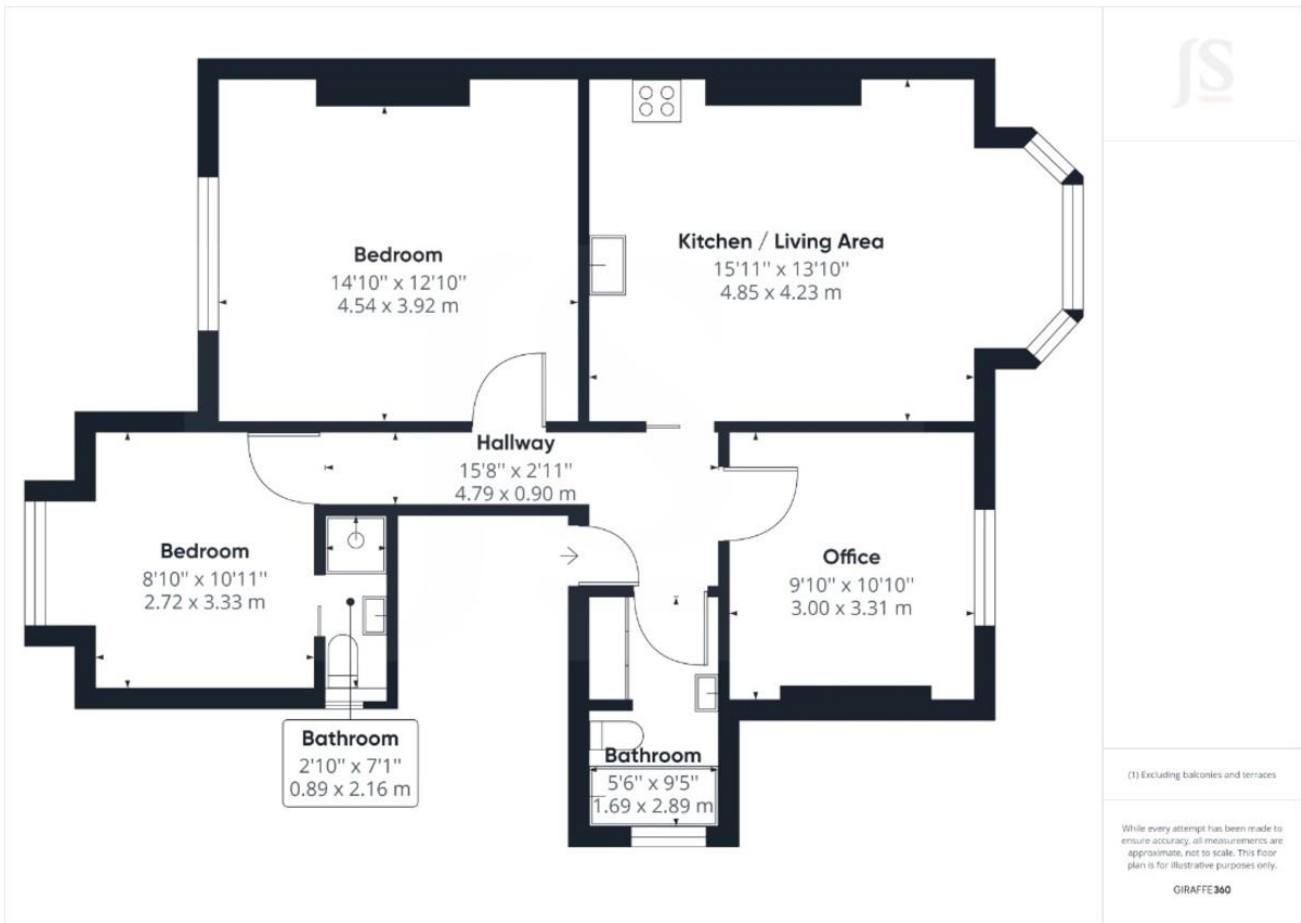
The second bedroom, whilst smaller than the master, is still a spacious double; with the added benefit of its very own ensuite. The sleek renovation has left the ensuite with an incredible finish, from the walk-in shower with broad surface shower head, to the brand-new radiators and light-up mirror.

Finally, the main, contemporary bathroom is a relaxing space, with warm colours and lots of light. A beautiful built-in bathtub, larger than average, sits beneath the window and the shower head with the additional shower screen for alternate purposes.

LOCATION The flat couldn't be better located adjacent to both Hove mainline station and both Hove Recreation Ground and Hove Park where there is an abundance of outdoor facilities close at hand ranging from tennis courts, children's playground and bowling green to a cafe, picnic area and working model railway. A Waitrose superstore and Tesco Metro are within walking distance as well as the shops and amenities of Seven Dials, Church Road and Goldstone Villas all being easily accessible. Hove's famous seafront is just past Church Road and is the perfect place to spend those summer afternoons.

Preston Park and Hove Station offer convenient mainline links for commuters and local schools include Lancing College Preparatory, Cottesmore St Marys Catholic Primary School and Hove Park School, Brighton, and Hove High School and BHASVIC Sixth Form Centre, along with the Bilingual Primary School.





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Property Details:

Tenure: Leasehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.