



Wilbury Grange, Hove, BN3

£375,000

WILBURY GRANGE

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Wilbury Grange, BN3

3 Bedrooms | 1 Bathrooms | Central Hove
817.84 Sq Ft

Elevated on the first floor of an attractive 1930s apartment building, this generous three-bedroom flat is light and airy with access to two sunny balconies. The development stands in a popular location in Central Hove with Hove Station, Hove's clean beaches and lawns, and the vibrant shops, restaurants, cafes and bars of both Church Road and Western Road all within easy walking distance.

Each room is well-proportioned and versatile, with a neutral décor allowing you to move straight in, yet there remains plenty of scope for further modernisation to add value. The layout also provides plenty of opportunity for reconfiguration, subject to planning.

Walking through the communal ways, it is clearly a building with plenty of original 1930s character and charm. Tiled floors and stairwells rise through the building to where the door of this flat is numbered on the first floor. Stepping inside, you are greeted into a wide and welcoming entrance hall with multiple storage cupboards for coats, shoes and household items which ensure the entrance remains clutter free.





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All three bedrooms sit together on this side of the apartment. Each room offers ample space for double or king size beds alongside freestanding furnishings, making them ideal for families or professionals looking for a comfortable home office space when working from home. The original Crittal windows have since been replaced with energy efficient double glazing in a similar style, so they are peaceful rooms, looking out to mature trees lining the road. The principal bedroom also enjoys direct access to the east facing balcony where you can sit with your coffee in the morning as the sun comes up.

At the end of the hall, the living and dining room is dual aspect with a beautiful wrap around balcony to become an extension of the space during summer. There is room to dine or enjoy drinks out here in the evening, while inside, there is also space for formal dining and relaxed seating.

The kitchen sits along the hall with plenty of storage and an integrated oven with hob above, leaving space and plumbing for a dishwasher, washing machine and a tall fridge freezer, while the bathroom is positioned alongside the living room. It would be possible to swap these rooms and open the kitchen to the living room to create a more cohesive layout – all subject to planning and building permissions.

Vendor's Comments:

“This area of Hove has such a great energy to it, and you cannot beat living so close to the beach and Hove Lawns in the summer. For somewhere so central, this apartment is incredibly peaceful, so you get the best of both worlds.”









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LOCATION GUIDE

Education

Primary: Brunswick Primary School, Bilingual School, Hove Primary

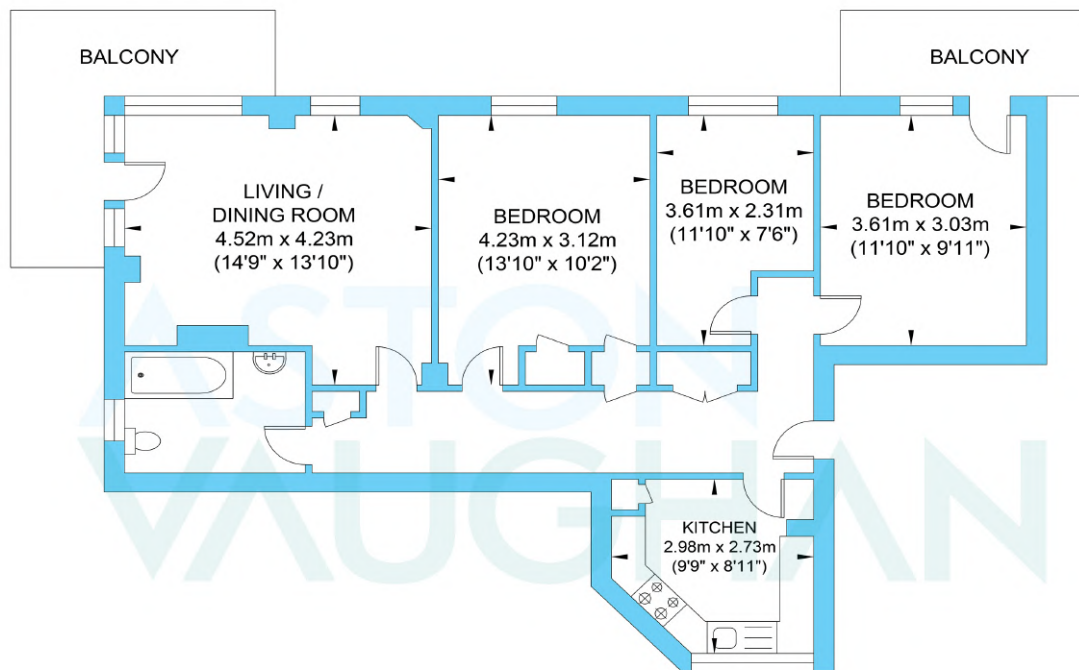
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Brighton Girls School

Wilbury Road runs north from the main thoroughfare of Church Road, so it is perfectly positioned to access the cultural and social centres of both halves of this vibrant coastal city. Tree lined and gloriously wide, this road is hugely attractive, so this development sits perfectly within it. It is set back from the road behind manicured grounds, with its linear form archetypal for the 1930s era.

The city centre shopping districts, theatres, museums and parks are also within easy reach, and it also offers easy access to Hove Station and the A27/A23 which have direct and fast links to the universities, airports and London.

Wilbury Road



First Floor
Approximate Floor Area
817.84 sq ft
(75.98 sq m)

Approximate Gross Internal Area = 75.98 sq m / 817.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.