

FREEHOLD



House - Semi-Detached (EPC Rating:)

THE COTTAGE, 100 WILBURY GARDENS, HOVE, BN3 6HQ

Guide Price

£850,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Semi-Detached located in Hove

Guide Price £850,000 - £875,000

In an exclusive spot with the green spaces, cafe and sports facilities of Hove Recreation Ground at the end of the broad, leafy street and the sea just five blocks down, this unique 4 bed house comes with a magnificent, west facing garden – large even for this prestigious location - and plentiful permit parking with no list. Stylish and sociable inside, it is perfect for families, professionals and investors as Hove Station's direct trains to Gatwick and London are a 5-7 min walk, the area is surrounded by a choice of good primary, secondary schools and sixth form colleges and it's between the al fresco lifestyle of Church Road and international vibe of 7 Dials – and its 7 ways into or out of our coastal city.

Tucked privately away, connected to the back of a substantial Victorian semi-detached Villa, (now luxury apartments), this freehold property delivers a sophisticated lifestyle with a ground floor bedroom en-suite for guests, a streamlined kitchen dining room at the heart of the home and a fabulous living room where the west wall folds away to a magnificent, large garden. Upstairs all of the double bedrooms are quiet and comfortable with 2 en-suite and the 3rd offering the option of working from home with space to share.

Hove Park is one of the most sought after areas of the city, well served for parks which also host events during our festivals, and within easy reach of social Hove Lawns and the beach as well as the protected countryside of the National Park. Quiet but connected there are local amenities and nearby, but out of hearing, Old Shoreham Road will take you into the heart of the city or to the A23/A27.

Invisible from the street, this fabulous house is attached to a magnificent Victorian Villa but has the magnificent west garden all to itself and a private pedestrian, gated access at the end of a pretty front garden.

Inside, great contemporary design delivers an easy flow to enjoy with an inner lobby leading through to a contemporary kitchen dining room at the heart of the home, beautifully designed to be sociable whilst keeping the 'clearing' area of the working space out of sight of the reception it is open to next door. Ready to go with ample storage and practical working surfaces, the touch induction hob and oven are beneath a sculptural, lit hood, plumbing is in place for both a dishwasher and washing machine and there's designated space for a fridge freezer.

All about enjoying friends and family, the inviting living

dining room is lined with windows, one with a window seat to relax on, and has a far wall of glass to frame the glorious, leafy setting which folds away to the garden for a seamless al fresco lifestyle. Inside has plenty of space where guests can unwind without being overlooked.

Outside, the garden is a restful paradise, unusually large even for this prestigious area. Child and pet secure behind fencing and historic walls, the paved dining terrace and lawn big enough for ball games are level with the house – a feature difficult to find in a city built on the South Downs. Mature trees and shrubs provide rare privacy and at the far end, a sheltered play area has space for lunchtime seating in or out of the heat of the mid-summer sunshine, or quiet moments when the day is done.

Returning inside, upstairs the second, bright double bedroom in the house has plenty of space, a fitted wardrobe and en-suite big enough for a bath. At the centre of this floor, the third double room is light and airy with designer wallpaper whilst at the back, the vaulted principal room makes the most of the extraordinary setting with a large window to frame the long garden view, custom made storage and a spacious shower room with a high end finish.

Vendor's Comments:

"The location is perfect for a family or professionals of any age with the recreation ground on the doorstep and both Hove and Dyke Road Park (which has an open air theatre) within walking distance if you don't want to take the car - and you can be walking on the Downs or swimming in the sea in minutes. Warm and welcoming in winter, during summer the house opens to the sunshine and friends love our big garden which is perfect for family time or celebrations. The easy flow of the ground floor and the ground floor bedroom are



perfect if you have visiting family or enjoy entertaining, although there is plenty of space upstairs too for friends to come and stay. The neighbours are friendly and considerate and the street is quiet.”

Good to Know:

Council Tax Band: D

Can purchase visitor permits, stc

Education:

Cottesmore St Mary R.C Primary, Bilingual

Hove Park, Cardinal Newman,

BHASVIC 6th form, Cardinal Newman

Private Schools: Windlesham Prep, Lancing Prep,

Brighton College, Brighton & Hove High, Lewes Old

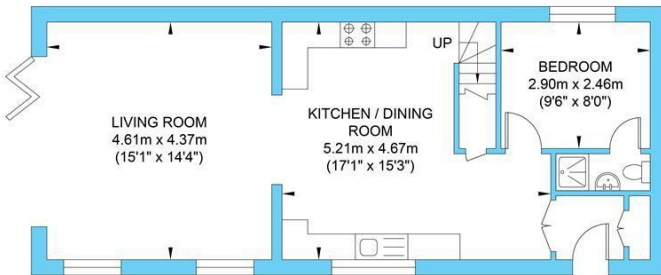
Grammar

Location Guide:

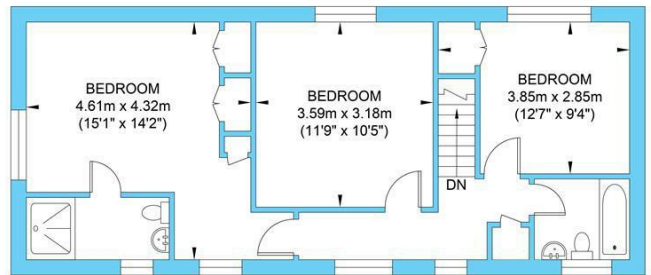
An exclusive area between the sea and the South Downs National Park just a few mins drive, short bus ride or a 25-30 min walk to the heart of the city. The sports facilities, friendly community and café of Hove Recreation ground are just a short stroll and Hove Park is also within a 5 min walk with a playground and café full of local parents. Quiet with plenty of amenities nearby, local schools are good or outstanding and there's easy



Wilbury Gardens



Ground Floor
Approximate Floor Area
581.57 sq ft
(54.03 sq m)



First Floor
Approximate Floor Area
581.57 sq ft
(54.03 sq m)

Approximate Gross Internal Area = 108.06 sq m / 1163.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.