



Flat 5, 38 Wilbury Road, Hove, BN3 3JP

Price £325,000 Leasehold

ELLIOTTS are delighted to offer this TOP FLOOR APARTMENT, right in the HEART of CENTRAL HOVE, wide tree lined road on the doorstep of Sussex County Cricket Ground and just a FEW HUNDRED YARDS from Church Road, Nicely presented and with neutral white décor, Roof top views and offered CHAIN FREE.

- Top Floor (3rd)
- Chain Free
- c66 Sq Mtrs/ c711 Sq Ft
- Neutral White Décor
- Wide Tree Lined Avenue
- Gas CH
- Roof Top Views
- Few Hundred Yards From Church Road
- Long Lease
- 19' Open Plan Living Area



ELLIOTTS

Working hard for you



A bright converted apartment, located on the top floor (3rd) of this attractive period property, approached by well presented communal hallways and enjoys rooftop views.

Well presented, the flat has neutral white themed décor likely to suit the majority of tastes, gas fired central heating, and whilst being on the top floor, the sloping ceilings all add to its character.

Accommodation extends to around 66 square metres, and includes two bedrooms, both able to accommodate double beds, modern bathroom with bright sky light, plus a 19'7 x 11'2 (max) living area, with both lounge and kitchen sections.

Wilbury Road is a wide tree lined Avenue right in the heart of Hove City Centre, within a few yards of the Sussex Cricket Ground entrance and the all new 'Cricketers pub/restaurant), adjacent to Church Road with its bustling selection of other restaurants, bars and coffee shops, Hove seafront and Mainline Station are just a few blocks and therefore in comfortable walking distance.



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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

www.elliottsestateagents.co.uk



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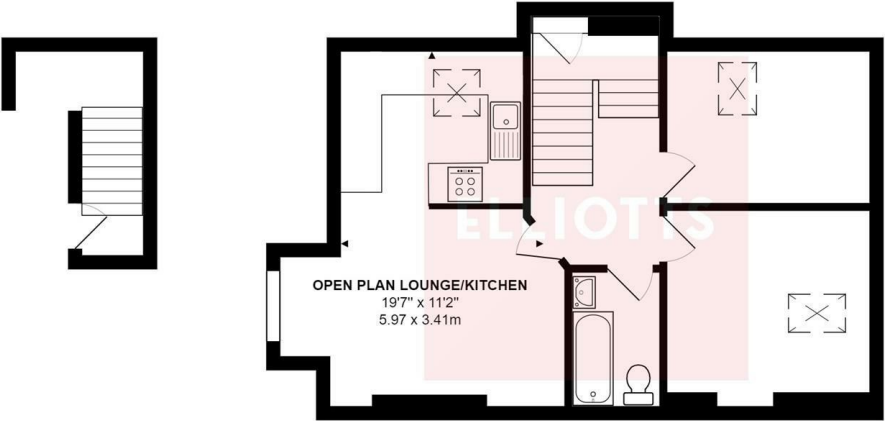
Energy Efficiency Rating		Current	Potential
102-120kWh	A		
81-101kWh	B		
61-80kWh	C		
41-60kWh	D	57	58
21-40kWh	E		
11-20kWh	F		
1-10kWh	G		

Not energy efficient - higher running costs

England & Wales EPC Directive 2002/91/EC

SECOND FLOOR

THIRD FLOOR



Total Area: 711 ft² ... 66.0 m²

All measurements are approximate and for display purposes only

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