

**ELLIOTTS**

*Working hard for you*



## **Wilbury Grange, Hove, BN3 3GP**

### **Price £225,000 Leasehold**

Elliotts are delighted to offer for sale this second floor (with lift access) bright studio apartment within the very heart of central Hove in this sought after 1930's block, directly adjacent Church Road and a short walk from the famous Hove seafront. Accommodation extends to c560 sq.ft (c52 sq.mt) and comprises of feature south facing living space with access onto a fabulous balcony, good sized separate kitchen area, an additional sleeping area, good sized bathroom suite and an additional walk in wardrobe. The property also benefits from being sold with no-ongoing chain.

- No-Ongoing Chain
- 52 Sq.Mt/ 560 Sq.Ft Studio Apartment
- South Facing Balcony
- South Facing Studio Room
- Additional Sleeping Area
- Separate Kitchen
- Second Floor
- Walk in Wardrobe
- Central Hove
- Parking Zone - N

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Registered No 2829245

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

**[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)**

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Wilbury Grange is a highly sought after 1930's art deco building situated directly adjacent the popular Church Road, home to many of central Hove's vast array of independent shops, cafes and restaurants, as well as a variety of public transport routes. Hove seafront and lawns are located just a block away, as well as Hove mainline railway station being walking distance.

Positioned on the second floor, with lift access, the large studio apartment features a stunning south facing living area with a south facing balcony. The room has space for a dining table and chairs as well as a range of lounge furnishings. The room also provides a sleeping area that has space for a double bed. The apartment also benefits from a separate kitchen, a walk in wardrobe and is being sold with no-ongoing chain.

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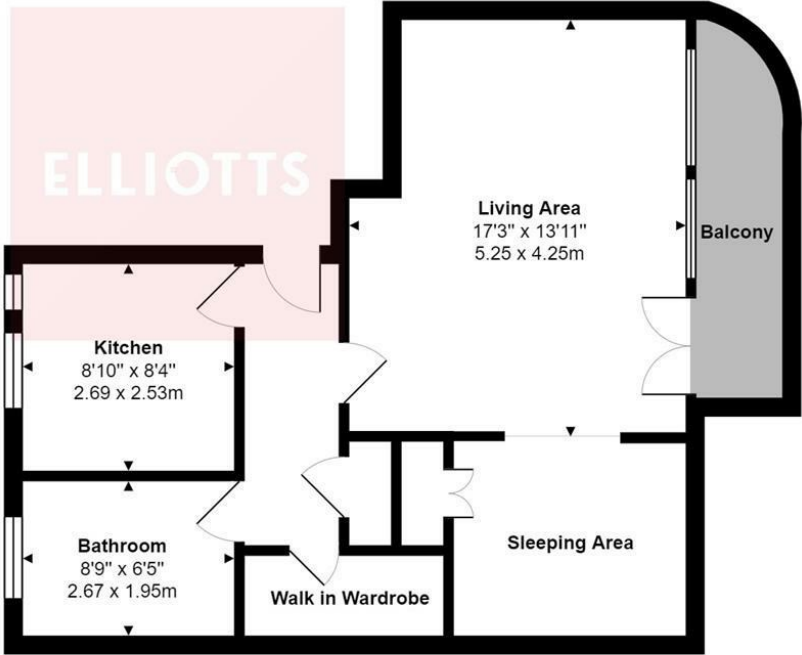
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Wilbury Grange



Total Area: 560 ft² ... 52.0 m² (Not Including Balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	76
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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