



WILBURY GROVE

HOVE, BN3 3JQ

LEASEHOLD

Guide Price £580,000 - £600,000. 'The Stables' is a stunning, sympathetically converted mews property in central Hove, dating back to the 19th Century. Apartment one is located on the ground floor, benefitting from a superb south facing garden and secure allocated parking space. Good sized rooms, a lovely layout and plenty of natural light all combine to create a real sense of space throughout. This beautifully presented accommodation comprising; two double bedrooms - both with double glazed doors overlooking and opening onto the rear garden. The bathroom & shower room both with Saloni wall & floor tiling. And an impressive south facing, open plan living area with Dunham midnight blue kitchen complete with Quartz stone worktops and integrated appliance including Bosch oven and hob. Additional features include 'barn style' door to lounge, engineered oak flooring, underfloor electric heating and double glazing throughout, The delightful, low maintenance south facing rear garden has ample space for seating areas to enjoy all day sun. The property has useful storage and 'hand built' wardrobes in both bedrooms along with a further lockable storage cupboard off the communal hallway. There is the remainder of a 999 year lease along with the remainder of a 10 year new homes warranty (approximately 4 years).

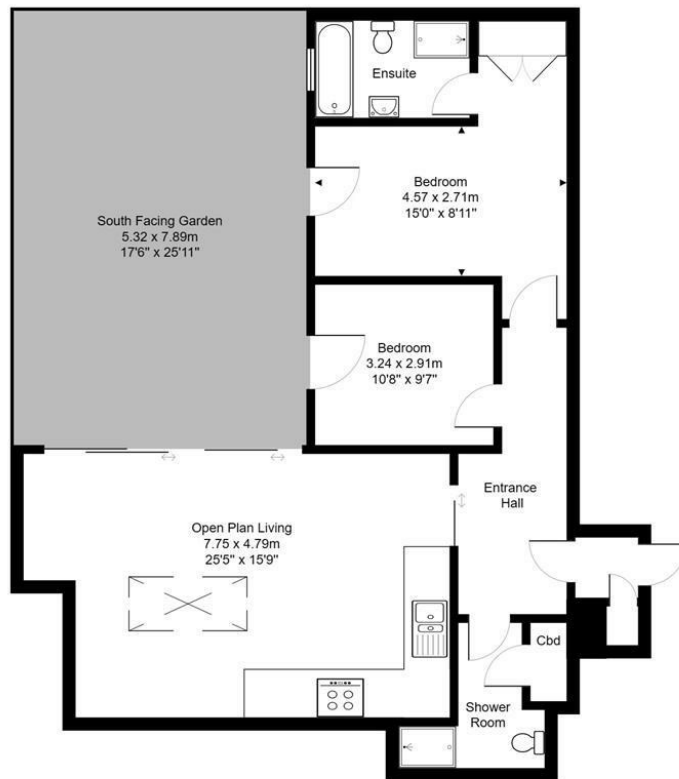
This attractive mews is the perfect position in Hove, quietly yet conveniently located to enjoy the vibrant surroundings including popular local shops, cafes and restaurants in neighbouring roads, most notably Church Road just around the corner. Hove seafront is within easy reach as is Hove mainline station providing regular and direct links to London.

Nicholas James

SALES LETTINGS AUCTIONS







Wilbury Grove

Total Area: 129.4 m² ... 1392 ft² (85m² excluding garden)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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