



Wilbury Grange, Wilbury Road, Hove, BN3 3GN



welcome to

Wilbury Grange, Wilbury Road, Hove

A spacious and well-presented three-bedroom apartment occupying the fourth floor of an attractive 1930s building in the heart of Hove. Ideally positioned within easy walking distance of Hove Station, the seafront, and the vibrant amenities of Church Road and Western Road. Chain free.



Elevated on the fourth floor of an attractive 1930s building, this spacious three-bedroom apartment is bright and airy, benefitting from a private balcony. Ideally located in the heart of Hove, it is within easy walking distance of Hove Station, the seafront, and the vibrant shops, cafés, restaurants, and bars of Church Road and Western Road.

The apartment offers three well-proportioned bedrooms, a dual-aspect living and dining room with balcony access, a separate kitchen, bathroom, and ample built-in storage throughout. Presented in neutral décor, it provides excellent potential for modernisation or reconfiguration, subject to the necessary consents.

Wilbury Grange further benefits from a lift serving all floors, well-maintained communal gardens, secure bike storage, and is offered to the market chain free.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Wilbury Grange, Wilbury Road, Hove

- Chain Free
- Lift
- Balcony
- Central Hove
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4124.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRH110361 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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