



Wilbury Avenue

Hove, BN3 6HS

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Nestled within the picturesque Wilbury Avenue, this delightful Victorian residence spans four levels, boasting four bedrooms across an expansive area exceeding 209 square meters.

Approached by a charming Victorian style pathway adorned with distinctive red steps, the ground floor welcomes you with three inviting reception rooms. The primary living area features an original period fireplace and waxed wood original floorboards, creating a serene ambiance for relaxation.

The second reception room overlooks the lush garden, serving as a tranquil reading space or optional bedroom. Meanwhile, the third room, currently utilised as a study or hobby area, offers garden views, ideal for remote work or scholarly pursuits.

Descending to the garden level, discover a capacious kitchen, a generous reception area, and a sizable utility room with an adjoining bathroom. A Tom Howley designed kitchen installed at the end of 2019, showcases premium cabinetry, Silestone countertops and a wealth of storage, complemented by integrated appliances and modern conveniences like CAT5 infrastructure and USB sockets.

Adjacent to the kitchen, the utility room, also fitted with Tom Howley joinery, provides ample storage, a built-in freezer and secondary access to the property via a secure gated entrance. The adjoining reception/family room boasts original wooden floors, a contemporary fireplace, and a wood burner, overlooking a verdant green space at the front.

Ascending to the first floor reveals three well appointed bedrooms and a stylish family bathroom, all meticulously maintained. Additionally, a separate toilet enhances convenience on this level.

The crowning jewel awaits on the top floor—an exquisite principal bedroom complete with an ensuite shower room and ample eaves storage, offering enchanting garden vistas.

Externally, the property boasts a magnificent south-west facing garden measuring 90 by 26 feet. Abundantly stocked with verdant foliage and featuring contemporary paving and two secluded seating areas, this sun-drenched sanctuary epitomizes tranquillity and seclusion.

Situated in proximity to esteemed schools and Hove station, offering effortless connections to London, Gatwick, and the south coast, this residence presents an unparalleled blend of Victorian charm and contemporary comfort.

 **Asking Price** £1,450,000

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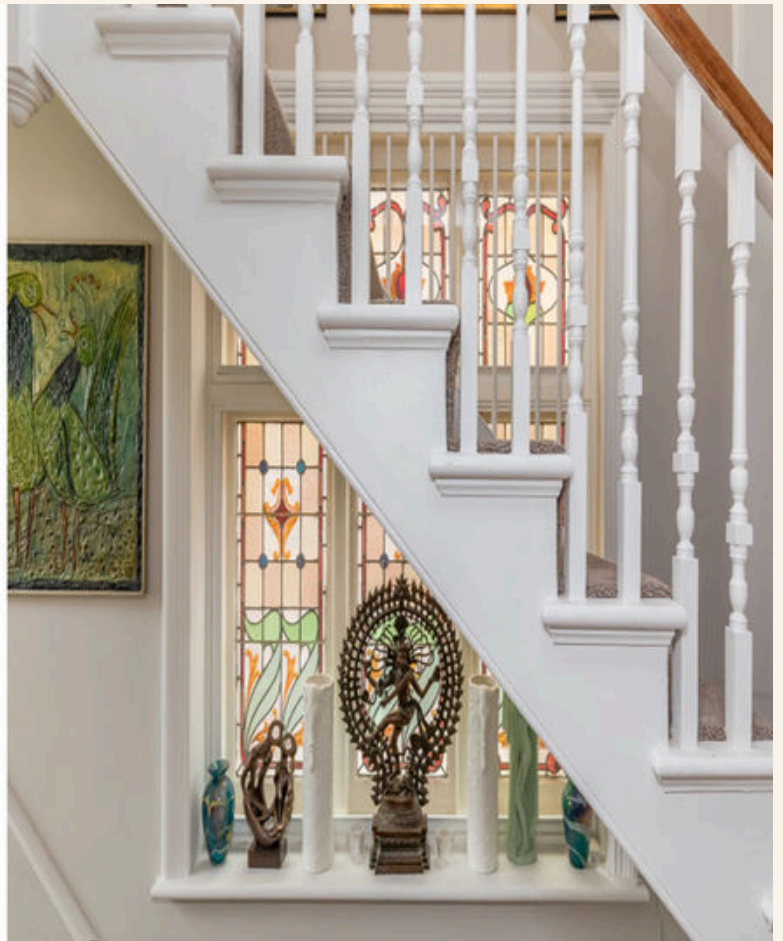
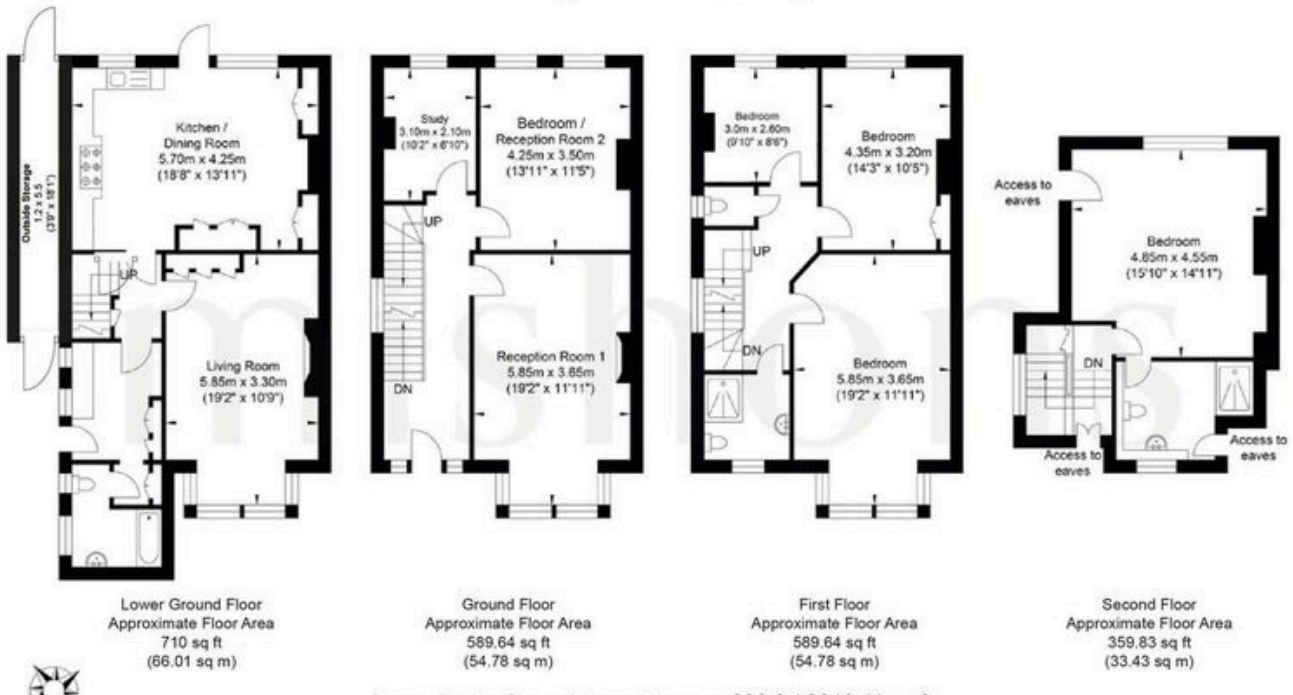


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TOTAL FLOOR AREA:
2249 sq. ft. (209 sq. m.) approx

Wilbury Avenue, Hove



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94 Church Road, Hove, BN3 2EB

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