



Wilbury Road

Hove, BN3 3PY

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Welcome to a truly rare opportunity to acquire a substantial detached residence with a large garden, garage and separate flat...

This remarkable property is close to all the amenities of Hove and the seafront, and has been owned by the same family for 80 years. After serving as a cherished family home, it was carefully divided into three separate dwellings spread over 4 floors, each with its own distinct character and enjoying light and spacious rooms.

Whether looking to reunite it as a single-family home (subject to necessary consents) or to maintain its current configuration for income and investment purposes, the possibilities for this extremely versatile property are as open as the space which it provides.

The upper maisonette on the 1st and 2nd floor presents an unparalleled living space that harks back to the property's original Victorian grandeur. Ascending the original staircase, you're greeted by an open first-floor landing which gives onto two generously sized reception rooms with a westward view, a family bathroom, a separate WC, a kitchen and a spacious bedroom or reception room. An extension features a large study/office with a balcony overlooking the private garden. The top floor reveals five bedrooms, a utility area and a shower room. A delightful large balcony on this level offers westerly panoramic views over the treetops and southwards down to the sea.

The ground floor, currently configured as a commercial space and used for private counselling rooms, comprises six separate rooms, a kitchen and a WC. The stud walls in this section allow for flexibility in reconfiguring the layout and the potential to reunite the ground and upper floors into a gracious family home, subject to necessary permissions.

The self-contained lower ground floor is currently a separate flat and has a private entrance, with two generous bedrooms, a living room, kitchen, and bathroom. There is an additional large storage area on the lower ground floor and in the cellar.

An outstanding feature of this property is the expansive (600m²) garden, a truly rare find in the centre of Hove, offering unparalleled opportunities for outdoor enjoyment and landscaping. Access to the garden is through a charming orangery-style conservatory, from which there is also a door into the double garage.

This distinguished Wilbury Road residence is truly unique, providing a canvas to shape any number of possible configurations to provide an ideal living space in a truly special setting.

➤ **£2,100,000**

TOTAL FLOOR AREA:
5825 sq. ft. (538.1 sq. m.) approx





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