



Wilbury Crescent, Hove, Sussex, BN3 6FJ

Offers In The Region Of £1,100,000

mishon
welton

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- 6 Bedrooms
- Sought After Wilbury District
- Off Road Parking
- Immediate Proximity of Hove Mainline Station
- Plethora of Character Details
- Light And Exceptionally Spacious
- Substantial Family Home
- Beautifully Presented Throughout
- Modern Fitted Kitchen/Breakfast Room
- Viewing Recommended

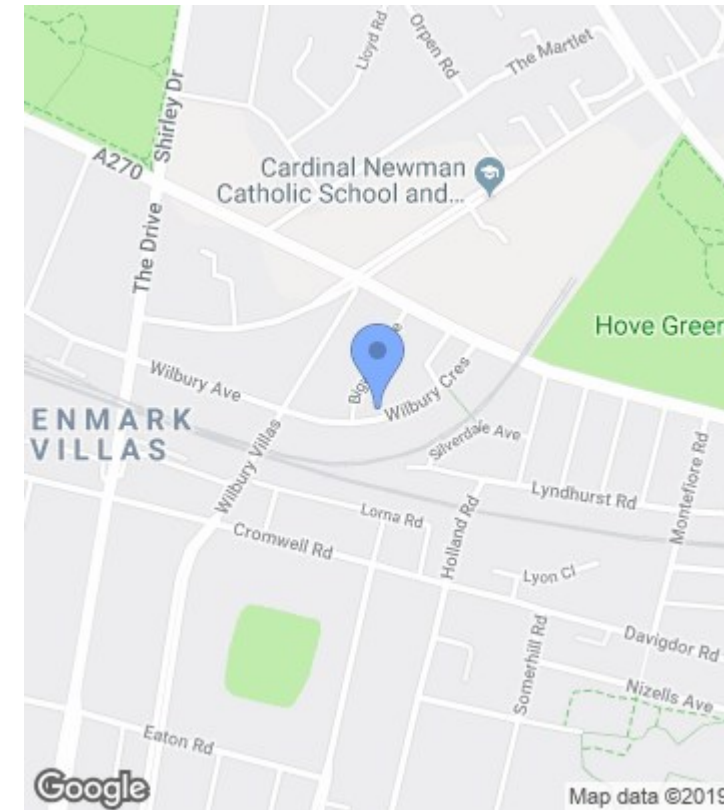
Description

Mishon Welton are delighted to offer to market this quite wonderful 6 bedroom semi-detached Victorian residence with OFF ROAD PARKING and occupying a prime central location within the heart of the sought after Wilbury district. Located in this favourable central Hove area, the property is within immediate proximity of Hove mainline station, making it excellent for commuters.

The approach to the property is one of style and elegance. Upon entering, the property presents in an immaculate light, bright and airy fashion. Impressive feature fireplaces and period detailing are present throughout this property giving it a grand feel.

The entrance hall leads to the spacious living room with its delightful bay window and beautiful original detailing and cornices. This is a stunning space offering the perfect place for the family to unwind and relax together. The substantial dining room is perfect for entertaining guests and leads through to the useful conservatory/utility room. The modern fitted kitchen is well equipped with all the comforts of modern living and with plenty of space for dining. From here, bi-folding doors lead out to a lovely rear garden. There is also a wc and a store area to complete this floor. On the first floor there are 4 four good sized bedrooms, the family bathroom and separate WC. The half landing provides another spacious double and the second floor conversion has a most impressive master bedroom with an ensuite bathroom.

Wilbury Crescent is a sought after and elegant location, quietly, yet centrally located within very close proximity of Hove mainline station, and with Brighton and Preston Park stations also close by, this outstanding home is a commuters dream! An absolute must see!



Area

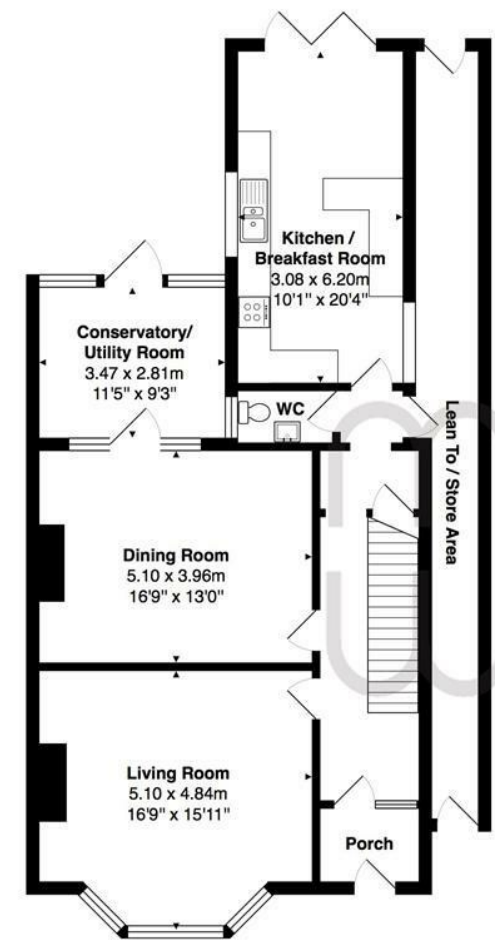
Wilbury Crescent is situated between The Drive and The Old Shoreham Road. Regular bus services are nearby giving access to all parts of the City. This area is particularly popular with families seeking a central location, convenient for Church Road shopping facilities, restaurants and bars. It is also a key area for commuters, being within immediate proximity of Hove Mainline Station.



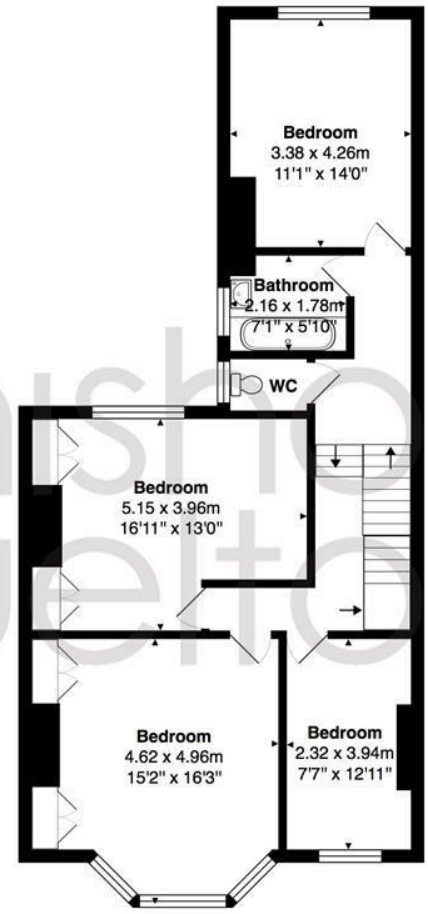
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Ground Floor
Approximate Area: 112.4 m² ... 1210 ft²



First Floor
Approximate Area: 84.6 m² ... 910 ft²



Second Floor
Approximate Area: 63.8 m² ... 686 ft²

Approximate Total Area: 260.3 m² ... 2801 ft²
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		55	71
England & Wales		EU Directive 2002/91/EC	

These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.



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