



Wilbury Crescent, Hove, BN3 6FH  
**£1,500,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Wilbury Crescent, Hove, BN3 6FH

**£1,500,000**

A truly stunning five-bedroom house, complete with off-road parking and an excellent-sized garden, ideally positioned in this central and highly sought-after location. Arranged over three floors, the property has been extensively modernised throughout and offers a rare opportunity to acquire a beautifully finished home.





## Further Information

The ground floor comprises a spacious entrance hall, a welcoming reception room with a beautiful feature fireplace, cloakroom, and a generous lounge/TV area with a further feature fireplace and a separate utility room. Stairs lead down to a superb kitchen/breakfast room. The kitchen has been finished to an excellent standard, with integrated appliances, a central island, larder, electric skylights, underfloor heating and bi-fold doors opening fully on to the garden. The way the lounge and kitchen spaces connect and flow has been exceptionally well thought out, easily one of the most impressive layouts of its kind we've seen in recent years.

To the first floor, there are three well-proportioned double bedrooms and a family bathroom with both a bath and separate walk-in shower. The principal bedroom benefits from an en-suite shower room and balcony. The second floor offers two further double bedrooms, one with an en-suite shower room, along with excellent storage.

Externally, the property benefits from off-road parking to the front and an impressive and fantastic sized secluded rear garden. The house is presented in superb decorative order throughout, and early internal viewing is strongly recommended to fully appreciate this exceptional family home.

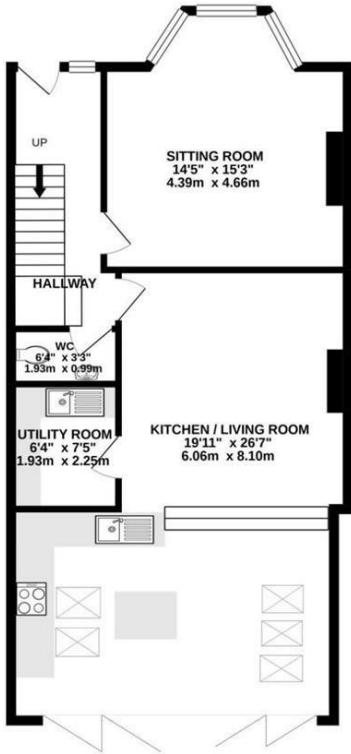
Wilbury Crescent is a well-regarded, tree-lined residential road in central Hove, ideally positioned for easy access to both the seafront and the wide range of shops, cafe's and restaurants along Church Road. Hove mainline station is within comfortable walking distance, making it a practical choice for commuters, while a number of well-regarded schools and green spaces are also close by. The area is central and convenient, yet quiet and peaceful.



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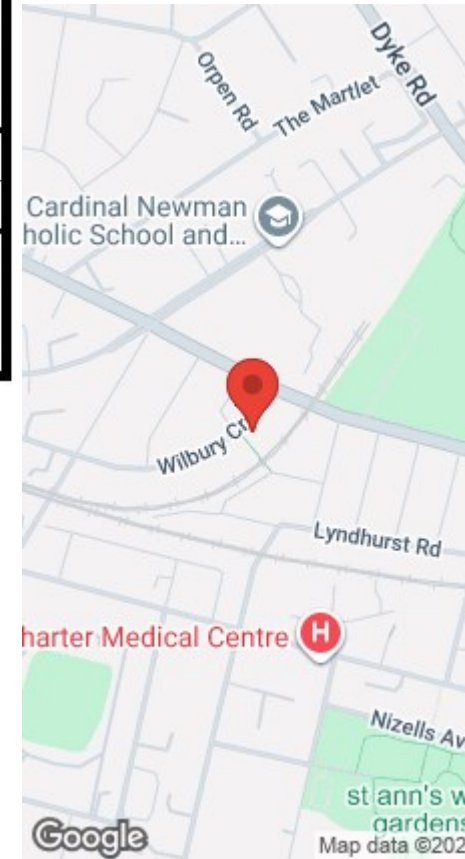
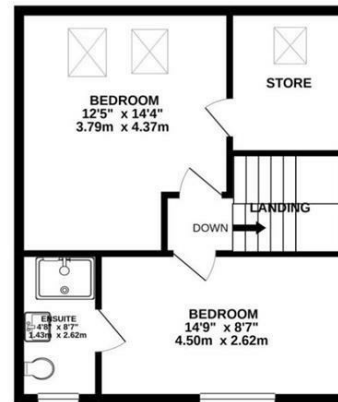
GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



67 Wilbury Crescent, Hove

TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		74	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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