



## 9 Wilbury Crescent

Hove BN3 6FL

Offers In Excess Of  
£1,100,000

- FOUR BEDROOMS
- SHOWER ROOM
- BATHROOM
- TWO KITCHENS

- TWO RECEPTION ROOMS
- DELIGHTFUL SOUTH FACING GARDEN
- RETENTION OF PERIOD FEATURES
- ARRANGED AS TWO FLATS

This charming semi detached property is coming to the market for the first time in over fifty years and offers prospective buyers a tremendous level of potential with the house currently being configured as two separate flats. The house retains a number of period features and has a wonderful south facing rear garden. Being situated in this prime tree lined residential location within walking distance of Hove mainline station and local amenities.

**ENTRANCE HALL** Understairs cupboard.

**KITCHEN** Incorporating stainless steel sink unit with drainer, laminate work surfaces with range of cupboards and drawers under, matching eye-level wall cupboards, appliance space, tiled splashback, 2 UPVC double glazed windows and door to garden.

**LIVING ROOM** UPVC double glazed window, heaters, fitted cupboard.

**BEDROOM 1** UPVC double glazed bay window, original feature fireplace with tiled insert and hearth, fitted cupboards, heater, coving.

**BEDROOM 2** Gas fire with original mantle, coving, door to garden.

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c., part tiled walls, water heater, 2 UPVC double glazed windows.

## FIRST FLOOR

**LANDING** Fitted cupboard.

**KITCHEN** Incorporating stainless steel sink and drainer, laminate worktop with cupboards under, appliance space, fitted cupboard, UPVC double glazed window.

**LIVING ROOM** South facing with UPVC double glazed bay window.

**BEDROOM 1** UPVC double glazed bay window, feature fire surround, heater, fitted cupboard, coving.

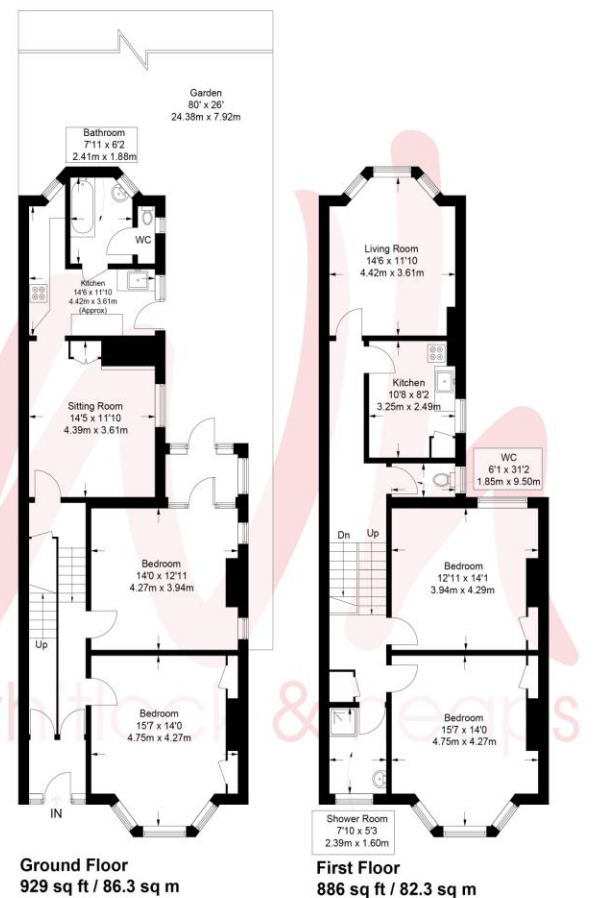
**BEDROOM 2** UPVC double glazed window, feature fire surround, coving, fitted cupboard.

**SHOWER ROOM** Walk-in shower, pedestal wash-hand basin, UPVC double glazed window, part tiled walls.

**SEPARATE W.C.** Comprising low level w.c., part tiled walls, UPVC double glazed window.

## OUTSIDE

**SOUTH FACING GARDEN** Mainly laid to lawn with flower borders, shed and summer house, raised patio, gate offering side access.



Approximate Gross Internal Area = 1815 sq ft / 168.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022

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