



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB IMPOSING CORNER
FREEHOLD D1 PREMISES
OR POSSIBLE DEVELOPMENT
OPPORTUNITY (STPC)
FOR SALE**



**69 Wilbury Avenue
Hove
BN3 6GH**

**14 Wilbury Villas
Hove
BN3 6GD**



69 Wilbury Avenue, Hove BN3 6GH & 14 Wilbury Villas, Hove BN3 6GD

LOCATION Situated in a prominent high quality location occupying the corner of Wilbury Avenue and Wilbury Villas. The property faces south and east on the eastern side of The Drive where Wilbury Avenue turns into Wilbury Crescent to adjoin The Old Shoreham Road. The premises are close to the junction with The Drive and the high quality developments on The Upper Drive in a location which is well known for it's high quality residential with a mix of D1 type commercial occupiers.

ACCOMMODATION The premises were inspected individually from top to bottom and the benefits of our inspection/survey are laid out as follows:

69 WILBURY AVENUE

THIRD FLOOR/ATTIC

OFFICE 1	13'1 x 20' plus bay	291 sq ft
KITCHEN	10'4 x 9'	93 sq ft
	<ul style="list-style-type: none"> • Sink 	
OFFICE 2	11'6" x 17'4"	199 sq ft
STORE	5'5" x 15'9"	85 sq ft
Total second floor accommodation		668 sq ft (62.06 sq m)

HALF LANDING

- Passenger lift
- Disabled W/C

OFFICE	15'5" x 18'	277 sq ft
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SECOND FLOOR

SOUTH EAST ROOM	15'3" x 20'9" plus bay	346 sq ft
SOUTH ROOM	23'4" x 14'7" (irreg.)	425 sq ft
	<ul style="list-style-type: none"> • 2 interconnecting rooms 	

Total accommodation **1048 sq ft (97.36 sq m)**

WC WC with hand wash facilities

FIRST FLOOR

LAUNDRY ROOM	7'9" x 10'9"	89 sq ft
OFFICE	12'8" x 15'9"	200 sq ft



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SIDE ROOM 12'7" x 7' 88 sq ft

GROUND FLOOR

KITCHEN/DINER 22'4" x 13' 290 sq ft

- Fitted kitchen
- Access to garden

WC Disabled WC with hand wash facilities

CLASSROOM 15' x 18'2 272 sq ft

STORE 8' x 10'7" 85 sq ft

WC WC with hand wash facilities

DINING ROOM 15'3" x 20'8" 316 sq ft

- Access to garden

Total ground floor accommodation 673 sq ft (62.5 sq m)

CELLAR Limited head height

STORES 26' x 25' 650 sq ft (5 ft height)

BOILER ROOM 10' x 14' 140 sq ft

- Access to garden

Cellar total accommodation 790 sq ft (73.4 sq m)

GARDEN Pleasant gardens both to the south and west, partially lawn and partially paved including shrubbery and seating area.

TOTAL ACCOMMODATION 3840 SQ FT (356.73 SQ M)



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14 WILBURY VILLAS

SECOND FLOOR/ATTIC

OFFICE 16'7" x 15'4" (max) 254 sq ft

EAST ROOM 15'9" x 8' 184 sq ft

Total second floor accommodation **438 sq ft (40.7 sq m)**

- WC with hand wash facilities

FIRST FLOOR

BATHROOM 17' x 6'3" 106 sq ft

- WC with hand wash facilities

SEPARATE WC

KITCHEN 8'5" x 6'5" 54 sq ft

OFFICE 8'9" x 11'3" 98 sq ft

GROUND FLOOR

CHANGING ROOM 16' x 6' 96 sq ft

OFFICE 14'9" x 17'4" plus bay 255 sq ft

WC WC with hand wash facilities

KITCHEN/DINER 12' x 18'5" 220 sq ft

- Stainless steel sink
- Low level cupboard

ENTRANCE Feature stain glass entrance with entry system

CELLAR 47' x 15'2" 712 sq ft

- Various rooms
- Limited head height (5 ft)

GARDEN East facing front garden plus side with pathway

Total accommodation **1873 sq ft (174 sq m)**



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TENURE:	Freehold
PRICE:	Guide price £900,000 (Nine hundred thousand pounds)
VAT	We are advised that no VAT is applicable to the sale
LEGAL FEES	Each party is to pay their own legal costs incurred
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

H. M. LAND REGISTRY

NATIONAL GRID PLAN

TQ 2905

SECTION M

EAST SUSSEX

HOVE DISTRICT

Scale 1/1250



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TITLE No. ESX98434



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 25 June 2009 at 14:17:24. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Portsmouth Office.

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