



THE STABLES

— HOVE —

RIVER OAKS
— HOMES —



THE STABLES

A BESPOKE NEW DEVELOPMENT OF FOUR BOUTIQUE 1 & 2 BEDROOM APARTMENTS IN CENTRAL HOVE.

Nestled within a converted mews, this charming amalgamation of character features with modern design, has a detailed history dating back to the 19th century. This classic aesthetic has been beautifully updated to suit contemporary tastes whilst losing none of its originality.

The Stables is a modern development interspersed with original features and comprises two newly refurbished and one newly constructed, two bedroom apartments, each with a balcony, terrace or decked garden; alongside a newly refurbished one bedroom penthouse apartment with roof terrace.

Channelling a robust, utilitarian look, the communal ways house lockable storage for each apartment behind oversized black wooden doors which were part of the original property and have undergone restoration.

Each home benefits from a flexible, open-plan living space for modern city living; Dunham kitchens in a gorgeous “Midnight” blue with Quartz stone worktops and upstands; and integrated appliances including Bosch oven and hob.

The living areas boast engineered Siberian Oak flooring, with neutral carpets to the bedrooms, whilst the bathrooms and en-suites feature Saloni wall and floor tiling and there are double glazed windows throughout.

LOCATION

Hove Station	0.5 Miles
Hove Seafront	0.4 Miles
George Street	0.3 Miles
Hove Park	0.8 miles
Brighton Station	1.5 Miles



THE LIVING AREAS BOAST ENGINEERED SIBERIAN OAK FLOORING, WITH NEUTRAL CARPETS TO THE BEDROOMS





Many thanks to the Regency Society for the use of this picture. You can see the whole of the James Gray archive at regencysociety-jamesgray.com

THE HISTORY OF THE STABLES

WILBURY GROVE WAS BUILT IN THE MID-1880S AS A MEWS TO SERVICE THE GRAND HOUSES IN THE AREA AND HAS GREAT CHARM AND CHARACTER.

It is now part of the Willett Estate Conservation Area, taking its name from William Willett, a builder of national repute, responsible for many of the fine houses built in Central Hove during the last quarter of the 19th Century. He developed such a reputation for high quality construction that the term 'Willett built' became a byword for excellence.

Willett was renowned for using high quality materials in all his buildings, notably terracotta or yellow/cream gault brick, usually decorated lavishly with expensive moulded bricks or carved motifs, especially of flowers or fruit. One of the delightful decorative features of The Stables are the stone carved pineapples, which still adorn the gateway and the second-floor balustrade. The pineapple arrived in Britain from South America in the 17th century and was served to special guests who were amazed and delighted by its sweetness. It came to symbolise welcome and hospitality.

The graceful arches incorporated into Nos. 24 and 25 make a striking entrance to the mews from Eaton Road. One of the most unusual architectural features constructed at Wilbury Grove was a covered brick-built passageway, or 'Horse Tunnel', which ran down the length of the east side of the mews from Eaton Road, including the site of part of No24 Wilbury Grove. This rare feature was designed to bring horses through for exercise without disturbing the neighbours. Over time, as the mews gradually became more residential and focussed on garaging rather than stabling, the horse tunnel fell into disuse, and was gradually incorporated into gardens. Traces of one of the arches can still be seen at the south end of Wilbury Grove.

As soon as it was completed, Wilbury Grove became a centre for the tuition of genteel outdoor pursuits. The Wilbury Livery Stables Company occupied the entire mews in 1889 and incorporated a riding school, a carriage driving school and even a school for sword exercise.



In 1914, almost all the horses stabled in Wilbury Grove were requisitioned by the army. This changed the character of the mews forever. The empty properties began to be occupied by small businesses and private residents. The Wilbury Company, rather than occupying the entire mews, maintained its office only at No.2 through the war.

From the mid-1930s Wilbury Grove started to see new private residents moving in and new trades appearing, including a plumber and a decorator, and some new car-related businesses such as motor garages, and a motor engineer. It was at this time that independent commercial premises, No24a, were created on the ground floor of No24, to be occupied as a confectionery shop.

The confectioners remained in business here throughout the Second World War. It is worth remembering that sugar rationing made sweets a luxury item, and products were severely limited. However, among the eagerly awaited wartime sweet treats were barley sugar twists, dolly mixtures, cola cubes, lemon drops, pear drops and sherbet dabs.

Around 1950 the premises then became a tobacconist which remained until the 1970s, finally becoming occupied by Sheldrake Financial Services, which remained in occupation until 2015.

Today in 2019, this historic mews property which has been closely connected with so many of the grand homes of Hove for over 130 years, is being brought back to life by River Oaks Homes, in partnership with SID Design, to create four luxurious apartments.



BRIGHTON & HOVE

THE CITY OF BRIGHTON & HOVE IS REGARDED AS ONE OF THE MOST VARIED SHOPPING, DINING & CULTURAL EXPERIENCES OUTSIDE OF LONDON.

Hove is an eclectic mix of independent retailers and eateries in the heart of a thriving local community, bringing a combination of charm, quirkiness and sophistication.

Hove Station is only 0.5 miles away from Wilbury Grove and Brighton Station is 1.4 miles. Trains from both stations service Gatwick (32 minutes/25 minutes) and London Victoria (64 minutes/56 minutes).

The Stables is a short stroll from the Beach; Hove Lawns; Palmeira Square, with its leafy gardens housing the world's first double faced clock and home to handmade delights from Audrey's Chocolates; and Sussex County Cricket Ground, covering a range of activities and events throughout the year.

St Anne's Well Gardens is the nearest local park with tennis courts, café and bowling green; and Hove Park is also close by, covering nearly 40 acres and featuring a miniature steam railway. Both parks hold Green Flag Awards.

Hove's Blue Flag pebble beach is flanked by bright and bold beach huts, with Hove Lawns' greenery spreading out behind them. The Lawns host a number of events throughout the year, including a variety of fitness classes each week; the Foodies Festival, the UK's biggest food festival; and the annual Paddle Round The Pier, a fun-filled festival of events both in and out of the water.

Further along the coast, you will come across Hove Lagoon and Watersports Centre, offering training, hire and experience days and Brighton's very own Fat Boy Slim's Big Beach Café.

DRINKING & DINING

You are spoilt for choice with a variety of dining opportunities within a short walk.

3rd Avenue offers everything from casual lunches to elegant dining whilst Hove Place features stunning Italian gardens with a creative bistro menu, claiming to be one of Hove's best secrets!

Head down to award winning 'etch' for an exclusive tasting menu from MasterChef: the Professionals winner, Steven Edwards.

For an English taste, Bankers Fish & Chips have an award winning, flagship store housed in a light, bright, grand old Victorian bank or for something more exotic, Bali Brasserie is renowned for its Indonesian-Malaysian cuisine and Planet India serves highly rated, vegetarian cuisine.

Also nearby is The Lion & Lobster, one of the oldest pubs in Brighton & Hove, featuring a Regency themed restaurant. Both The Gingerman Restaurant and The Ginger Pig, offer traditional food, the latter of which is listed as one of the Top 10 Pubs in the UK by GQ.

If you fancy a quick pick me up, Small Batch Coffee Roasters are well known in Brighton & Hove with, the closest store being only 0.2 miles from The Stables or unwind at The Gin Tub with over 100 gins to choose from!

But, if you can't decide, head to Hixon Green where they serve coffee, cocktails and culinary delights under one roof.

SPECIFICATION

KITCHEN

- Dunham Midnight Cupboards & Doors
- Quartz Stone ‘White Lake’ Worktops & Upstands (or similar)
- Integrated Bosch Oven & Electric Hob
- Integrated Fridge/Freezer & Dishwasher

BATHROOMS/SHOWER ROOMS

- Feature ‘Formwork’ Wall Tiles
- Heated Towel Rails
- Double Drawer Vanity Units
- Shaver Point (Apartments 2, 3 & 4)

THROUGHOUT

- Engineered Siberian Oak Flooring To Living Spaces
- Neutral Carpet To Bedrooms
- Double Glazed Windows Throughout
- LED Down Lights To Kitchens & Bathrooms
- Gas Central Heating (Apts 2, 3 & 4)
- Underfloor Electric Heating (Apt 1)
- 10 Year ICW New Homes Warranty

RIVER OAKS HOMES

River Oaks Homes was established in 1997 and has built more than 100 houses and 30 apartments in the south east. River Oaks Homes have won various national awards and have an excellent reputation due to the thought and energy they put into ensuring every house maximises its potential for living. River Oaks Homes offer the commitment to the quality of craftsmanship that only a specialist developer can provide.



THE STABLES IS A MODERN DEVELOPMENT INTERSPERSED WITH ORIGINAL FEATURES



APARTMENT ONE

GROUND FLOOR



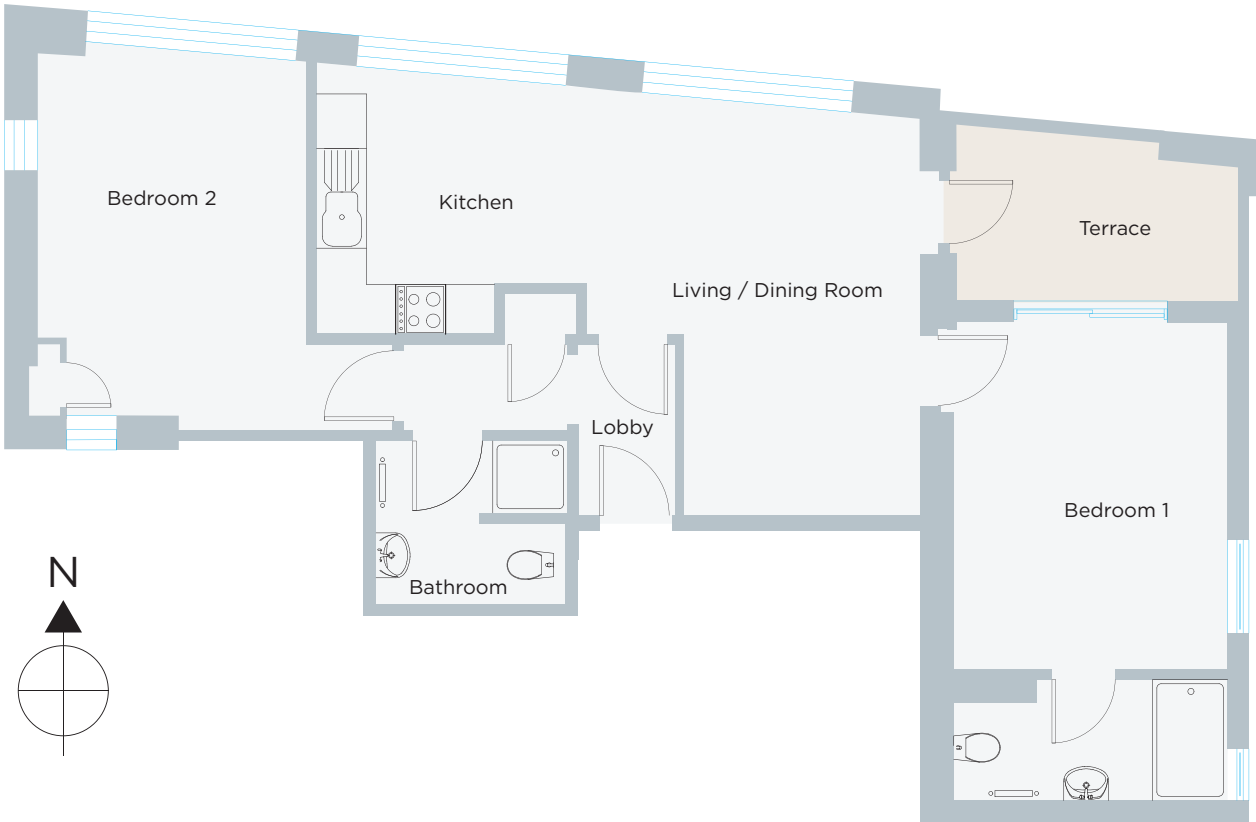
Room	Size in Metres	Size in Feet
Living Area	7.78m x 4.78m	25"6' x 15"8'
Bed 1 - Sleeping Area	2.70m x 4.53m	8"10' x 14"10'
Bed 1 - Dressing Area	1.98m x 1.43m	6"6' x 4"8'
Bed 2	3.24m x 2.92m	10"8' x 9"7'
Terrace	7.91m x 5.19m	25"11' x 17"
TOTAL	84 sqm	904 sqft

APARTMENT ONE

This newly built two bedroom apartment beautifully reflects light through the living area with full height windows and double sliding doors to the south wall and a sky light overhead. These oversized windows continue to both bedrooms and the en-suite. There is underfloor heating throughout and a good-sized, southerly aspect, decked garden, with thoughtful plantings offering you a peaceful haven in which to retreat.

APARTMENT TWO

FIRST FLOOR



Room	Size in Metres	Size in Feet
Living Area	7.15m x 4.47m	23"5' x 14"8'
Bed 1	3.29m x 4.17m	10"10' x 13"8'
Bed 2	3.16m x 4.10m	10"4' x 13"5'
Terrace	3.09m x 1.96m	10"2' x 6"5'
TOTAL	69 sqm	742 sqft

APARTMENT TWO

Timeless in its approach, as you enter the living space of this two bedroom apartment you are instantly stunned by the striking, feature arched windows spanning the length of the room. A door from the living area and sliding doors from the master bedroom open onto the balcony, whilst the second bedroom features new, wood framed, double slatted, box sash windows and a full arch window with views down the grove. The master bedroom boasts a luxury en-suite shower room.

APARTMENT THREE

FIRST FLOOR



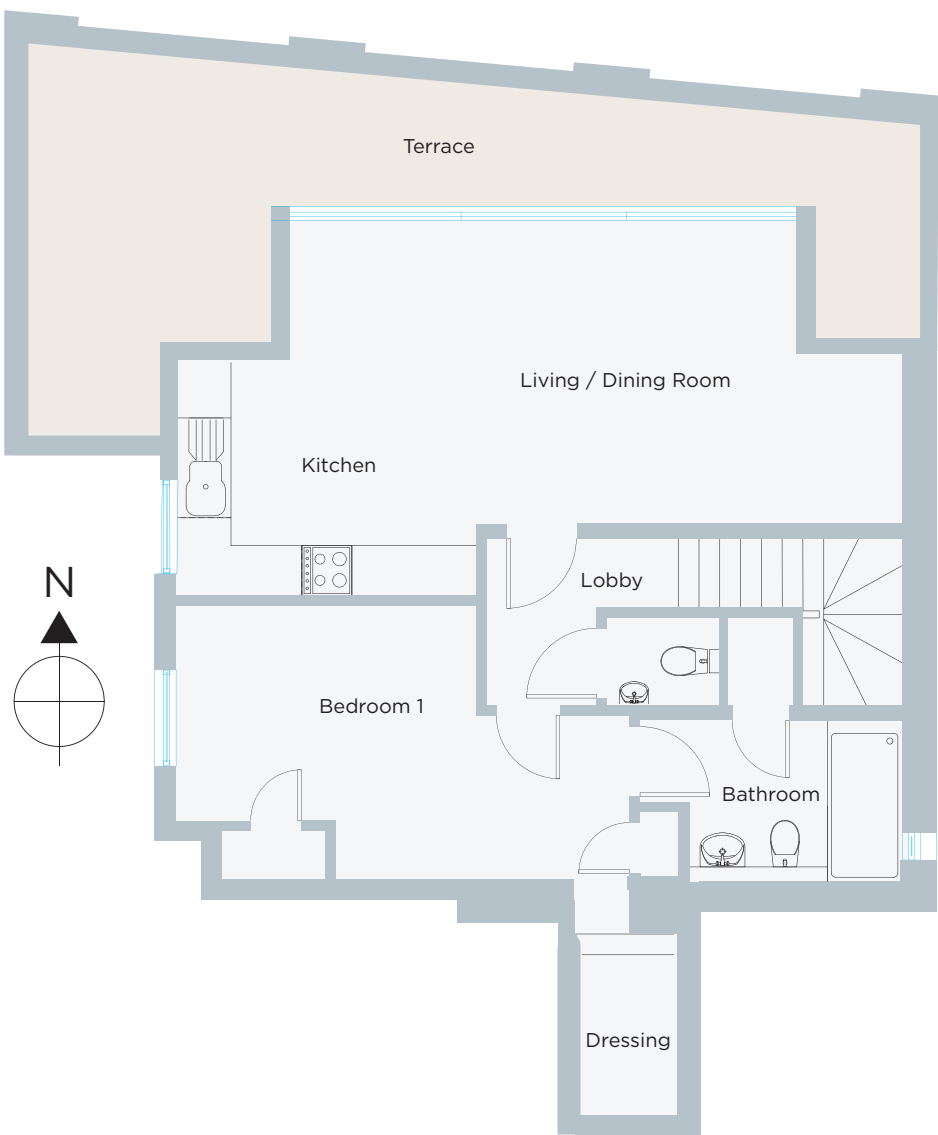
Room	Size in Metres	Size in Feet
Living Area	6.39m x 3.81m	6"5' x 12"6'
Kitchen Area	2.34m x 2.53m	12"6' x 8"4'
Bed 1	3.74m x 3.33m	12"3' x 10"11'
Bed 2	4.01m x 3.52m	13"2' x 11"7'
Terrace	6.17m x 1.46m	20"3' x 4"9'
TOTAL	78 sqm	840 sqft

APARTMENT THREE

Stripped back to its urban elements, apartment three boasts part-vaulted ceilings to the living area with feature exposed brick walls and a beautifully framed, exposed brick wall in bedroom two. Oversized windows run along the east wall in the living area, with sliding doors opening onto the generous terrace.

APARTMENT FOUR

SECOND FLOOR



Room	Size in Metres	Size in Feet
Living Area	8.57m x 4.39m	28"1' x 14"5'
Window Area	6.01m x 1.60m	19"7' x 5"3'
Bedroom	5.45mx 3.37m	17"11' x 11"1'
Dressing Area	2.14m x 1.11m	7" x 3"8'
TOTAL	65 sqm	700 sqft

APARTMENT FOUR

The newly refurbished one bedroom penthouse has a modern style, interspersed with original features. The bedroom benefits from box sash windows, a walk in wardrobe area and shower room. The living space opens on to the roof terrace via sliding doors, with a westerly aspect, spectacular views over the mews and tree-lined views to the front of the property, ornate pineapples decorate the balustrade, preserving the impressive history of this building.

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



THE STABLES HAVE BEEN BEAUTIFULLY UPDATED TO SUIT CONTEMPORARY TASTES WHILST LOSING NONE OF ITS ORIGINALITY



EACH HOME BENEFITS FROM A FLEXIBLE, OPEN-PLAN LIVING SPACE FOR MODERN CITY LIVING





THE STABLES • 24 WILBURY GROVE • EATON ROAD • HOVE • BN3 3JQ

A DEVELOPMENT BY

RIVER OAKS
HOMES



VIEWING

Further information & viewing by appointment through sole agents Oakley

Brighton & Hove Residential Office • 3 North Road, Brighton, East Sussex BN1 1YA
Tel 01273 688881 • Email brighton@oakleyproperty.com • oakleyproperty.com