



38B Westbourne Street | Hove | BN3 5PG

Guide Price **£300,000 - £325,000**



** Guide Price £300,000 - £325,000 ** Positioned on the raised lower ground floor of an attractive Victorian building, this one double bedroom garden flat boasts high ceilings, period features and a bright west facing aspect. The property benefits from a share of the freehold and is located on a residential street close to Hove Sea front.



Key features:

- Private West Facing Garden
- Share Of Freehold
- Double Bedroom
- Well Maintained Throughout
- Great First Time Purchase or Investment
- Close to both Hove and Aldrington Train Stations
- Yards From The Seafront

 1 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Situated on the raised lower ground floor of an attractive Victorian building, this beautifully presented flat benefits from its own private west facing garden which is positioned towards the rear of the building. The garden offers a quaint seating area nestled among greenery which secludes the property from being overlooked. The accommodation greets you with a large hallway which offers access to all the accommodation. The bright living / dining room features a large bay window, fireplace surround, and wood effect flooring. The west facing large double bedroom overlooks the private rear garden and benefits from being to the rear of the building. The new kitchen features wood effect worktops, white splashback, matching range of wall / base units, Glow Worm boiler, 4 ring gas hob, fan oven, extractor fan, tiled flooring, space for a fridge freezer and washing machine. The contemporary bathroom showcases metro tiles, , double glazed frosted window, bath tub, thermostatic shower overhead, wc and a pedestal sink.

EXTERNAL The West facing garden offers a large patio area perfect for alfresco meals, raised beds, synthetic lawn and is wall enclosed which offers privacy. The garden also includes an outside tap and a shed which would be perfect for an outside store. The property offers a hard standing which could be perfect for a hot tub.

LOCATION Westbourne Street is a picturesque, wide and tree-lined street located in the centre of Hove. Conveniently located within walking distance of the seafront and Hove Train Station. Bus services run near by and popular Church Road with its many shops, restaurants, cafes and bars is a few hundred metres in distance.

ENTRANCE HALL

LIVING / DINING ROOM 13' 5" x 12' 5" (4.09m x 3.78m)

BEDROOM 11' 00" x 10' 2" (3.35m x 3.1m)

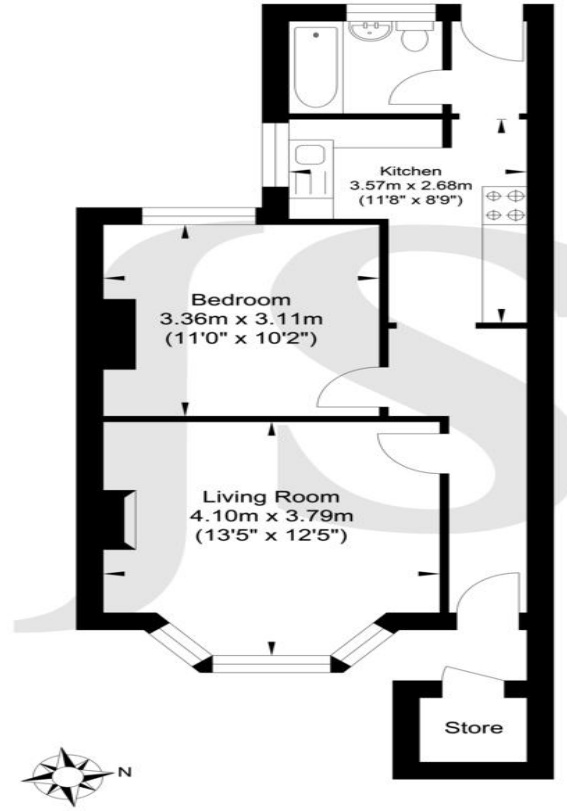
KITCHEN 11' 8" x 8' 9" (3.56m x 2.67m)

BATHROOM

GARDEN



Westbourne Street, Hove



Lower Ground Floor
 Approximate Floor Area
 498.47 sq ft
 (46.31 sq m)

Approximate Gross Internal Area = 46.31 sq m / 498.47 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: (46.61) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.