



2a, Westbourne Place, Hove, BN3 4GN

Spencer
& Leigh

2a, Westbourne Place,
Hove, BN3 4GN

£1,250 Per Calendar Month -

- Well presented maisonette
- One double bedroom with a walk in wardrobe
- L-shaped kitchen/breakfast room with appliances included
- Pleasant lounge with a Juliette balcony
- Shower suite
- Good size storage cupboard
- Electric heating
- Offered to let unfurnished
- Private street entrance
- Popular location within Hove

This unique apartment is arranged over two floors and unusually, has it's very own private street entrance. Upon entering, a hallway leads into the lounge which has French Doors opening into a South facing Juliette balcony, there is a good size L-shaped kitchen with appliances and space for a breakfast table and a shower room which makes up the ground floor accommodation. A staircase descends to a good size bedroom with a spacious walk in wardrobe. The apartment has electric heating and is available to let unfurnished from early May. The location is particularly appealing to take advantage of Hove's many amenities, cafe's, restaurants and Hove railway station. Early viewing is recommended. COUNCIL TAX - BAND B.



Entrance Hall
Kitchen/Breakfast Room
11'7" x 10'8"

Living Room
12'1" x 11'10"

Shower Room

Bedroom
13'0" x 9'8"

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

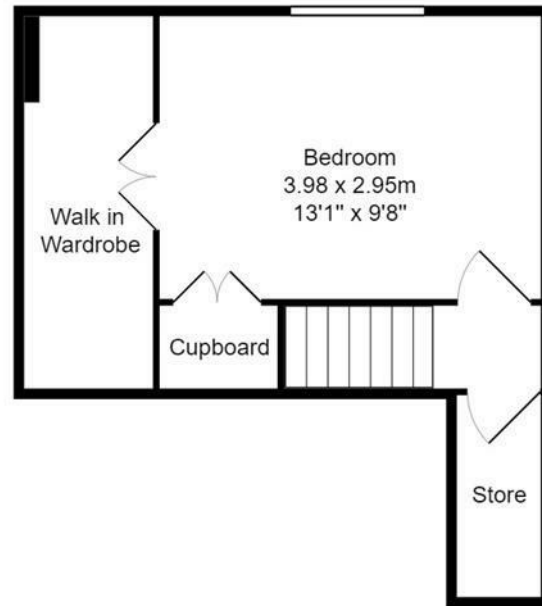
t: 01273 565566
w: www.spencerandleigh.co.uk



Council:- B&HCC
Council Tax Band:- B

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 40 | 75 |
| England & Wales | | EU Directive 2002/91/EC |

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Lower Ground Floor
Area: 22.8 m² ... 246 ft²



Ground Floor
Area: 32.5 m² ... 350 ft²

Total Area: 55.4 m² ... 596 ft²

All measurements are approximate and for display purposes only.