



H&N

Westbourne Gardens  
Hove

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# Westbourne Gardens, Hove, BN3 5PL

A beautifully presented and spacious ground floor flat with high ceilings, double glazed windows and a pleasant layout. With hard wood floors and lots of natural light, the property comprises a large bay fronted living room, double bedroom with ample built in wardrobe space, a large eat-in kitchen with breakfast bar and newly refurbished bathroom. Furthermore, the property has recently installed carpets, enjoys a good sized walled rear garden, a SHARE OF FREEHOLD/ NEW LEASE UPON COMPLETION and is to be sold with NO ONWARD CHAIN.

## Location

Westbourne Gardens a popular tree-lined road sited between New Church Road and Portland Road. Local shops and amenities can be found close by with a more comprehensive range to be found in Church Road which is a short walk from the property. Hove Mainline Railway Station is within a mile of the property having a direct link to London Victoria and surrounding areas. Hove seafront is also extremely close where you can enjoy leisurely seafront walks.

## Accommodation

Approached via level ground, a period geometric tiled pathway leads you to the communal front door, and communal hallway in turn; once inside the flat a bright hallway with its high ceilings gives access to all principle rooms.

Situated at the front of the property with a much desired westerly aspect and impressive high ceilings, the spacious living room enjoys a large bay with double glazed windows that over look the front garden and has a modern fire surround with a contemporary fire place.

Behind here, the bedroom which is a good sized double room has a three quarter height window overlooking the private rear garden and enjoys ample corner placed built in wardrobes, with wall lights aside the bed area.

At the end of the hall, a small step down brings you to the generous kitchen/dining room which has space to dine with a large breakfast bar, but could easily accommodate a dining table and chairs. Offering a range of white wall and base units to three sides with a laminate work surface and tiled splash back; comprising a stainless steel sink and drainer, gas hob

with oven under and extractor hood above, with space for either a washing machine or dishwasher and freestanding fridge freezer. There's also a large useful under stairs storage cupboard.

From here an internal hallway gives direct access to the rear garden and generous bathroom. Laid to period style patterned tiles, the bathroom is newly installed and tastefully styled with duck egg metro brick tiled surrounds and a Victorian style suite that includes a panelled bath, a separate double width walk in shower having a vintage style piped monsoon shower with wall mounted thermostatic controls, a pedestal wash basin and WC.

## Outside

Private good size rear garden is of low maintenance and laid to brick with an area of decking with original brick walls to three sides and with wide side return. The garden is landscaped with a raised flower borders with established trees and shrubs and leafy surrounds.

## Additional information

EPC rating: D

Internal measurements: 55 Square metres / 592 Square feet

Tenure: Share of Freehold - New 999 year lease upon completion

Maintenance charges: As and when works are needed

Buildings insurance: £850 per annum

Council tax band: B

Parking Zone: R



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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