



## Westbourne Gardens, Hove

Guide price £1,250,000 to £1,275,000

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# Westbourne Gardens, Hove, BN3 5PQ

GUIDE PRICE \*\* £1,250,000 to £1,275,000\*\*

A stunning Semi-detached Victorian Villa with bay fronted and rendered elevations under a tiled roof. Situated in a desirable tree-lined street in Hove within close proximity of the seafront and amenities. Having been thoughtfully restored and retaining many period features with cast iron fireplaces, original wood floors and beautiful decorative coving, the property offers spacious accommodation arranged over three floors. Comprising a large through living/dining room, spacious kitchen breakfast room with bi-fold doors, four double bedrooms, a home office and a newly installed luxury family bathroom. Furthermore, the property enjoys a low maintenance landscaped rear garden with a favoured westerly aspect.

## Location

Westbourne Gardens was developed circa 1880 and is a very 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. Nearby you'll find an array of well regarded schools and nurseries such as Deepdene, St Christophers, and Hove Village Nursery.

## Approach

Approached from level ground via a gated, enclosed front garden of low maintenance. A period tiled pathway leads to the property's entrance, with secured gated side access to rear garden.

## Accommodation

Once inside the property, the sympathetic restoration of this beautiful period home is immediately apparent. The spacious entrance hall is warm and inviting with its real wood floors, high ceilings and period decorative coving with doors to all principal rooms including a downstairs cloakroom.

Spanning the depth of the house, the through living/dining room is spacious with a rich Farrow and Ball décor, picture rails, real wood floors continued and beautiful decorative covering with ceiling rose. Enjoying a dual aspect having a bay window with plantation shutters over looking the street and a tall sash window to the rear westerly garden view. There are Pewter period style radiators and cast iron fireplaces with marble surrounds.

At the end of the hall you'll find the generous kitchen breakfast room which enjoys underfloor heating and a dual aspect with two sets of grey powder coated bi-fold doors that give direct access to the private garden and really bring the outside in. Comprising a range of gloss wall and base units, a composite work surface with matching upstand and breakfast bar divide with modern pendant lighting over head. There's an undermounted stainless steel sink and moulded drainer, a Range cooker and separate oven and grill stack with integrated washing machine, dishwasher and space for a freestanding fridge freezer. Over looking the garden there's ample space for a dining table and chairs.

The original staircase with oak balustrade and stripped wood treads rises to the first floor half landing and luxury bathroom. This generous space has a newly installed bathroom suite, period in style and in keeping with the property's age. Comprising a freestanding claw foot bath tub, a Thomas Crapper Victorian style sink with chrome frame and a separate walk in shower cubicle. There a large linen cupboard and vintage radiator. Adjacent you'll find a home office (currently arranged as a bathroom) and separate WC.

Bedroom one has a pleasant outlook over the tree-lined street and is lovely and bright with a large bay and second window with split plantation shutters. With real wood floors continued and high skirting boards, muted tones of mauve and Pewter column radiators, this beautiful bedroom also has a stunning cast iron fireplace with marble surround and decorative tiled inserts.

Bedroom two sits just behind over looking the rear garden with a westerly aspect and is spacious double room.

A further turning staircase rises to the second floor half landing with a feature irregular shape window to the rear. Here you'll find two further double bedrooms both with quaint 'Peter Pan' style windows, powder pink colour palette and wood floors.

## Outside

Accessed via the kitchen breakfast room the rear garden is a low maintenance private space, wall and fence enclosed. Laid to flag stone paving, the patio adjoins an artificial lawn that has raised sleeper borders and an array of mature shrubs, trees and palms, with a garden shed and outside store, as well as useful gated side access to the front of the property.

## Additional information

EPC rating: E

Internal measurement: 1,970 Square feet / 183 Square metres

Tenure: Freehold

Council tax band: E

Parking zone: R

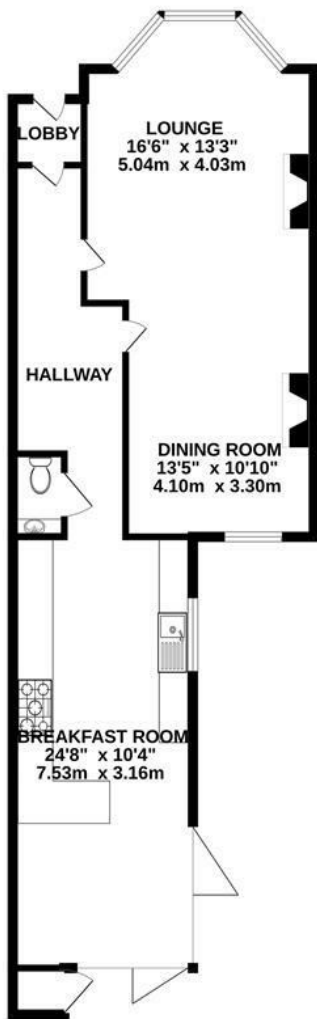








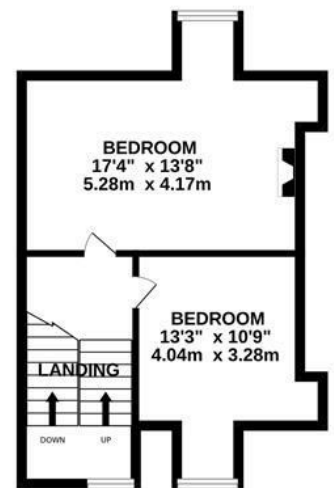
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1970sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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