



Westbourne Place, Hove

Guide price £850,000 - £900,000

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Westbourne Place, Hove, BN3 4GN

****Guide Price £850,000 to £900,000****

Located just moments from Hove seafront and beach, is an exquisite three bedroom property offering a seamless fusion of period charm and contemporary features. There are three double bedrooms, all with fitted wardrobes and two with ensuite bathrooms, a third separate bathroom is located on the ground floor.

The open plan living space is exceptionally impressive and over looks the west-facing rear garden, a delightful outdoor space, perfect for enjoying the afternoon sun or entertaining friends and family.

Finished to high specifications, this unique home is the epitome of sophisticated living, combining the charm of its historic roots with the conveniences of modern life. Whether you are looking for a family home or a stylish retreat, this property in Hove is sure to impress.

Originally built in 1850, this property has been thoughtfully converted to create a sophisticated living space that is both stylish and functional. Spanning an impressive 1,130 square feet, the home features a spacious reception room that welcomes an abundance of natural light, enhancing the warm and inviting atmosphere throughout.

Step inside and you're greeted by a spacious entrance hall, a turning stair case with a skylight above allows natural light to flow down from above. The living space is flooded with natural light from the full width sky light which enhances the airy feel of the high ceilings, a log burner fire further enhances the open plan room, making it perfect for cosy evenings at home, this room is a perfect blend of historic character and contemporary elegance. Exposed beams add to this character-filled space and makes for a cosy sitting room, double sliding doors provide direct access to a private, tranquil garden – perfect for alfresco dining.

In the open-plan kitchen there is a range of gloss fronted units with matching island that has an inset five ring gas hob, there is an integrated dish washer, fridge freezer with additional appliance space and provision for an undercounter washing machine/tumble dryer, fridge and freezer. The layout makes it an ideal space for both casual meals and hosting gatherings.

The property boasts three well-appointed bedrooms, each designed to provide comfort and privacy, with three modern bathrooms, including ensuite facilities. The first floor landing and bedrooms all have feature vaulted ceilings creating a spacious feel with lots of character. In the rear bedroom ensuite there is a utility cupboard conveniently housing the boiler and appliance space for a washing machine.

This home caters to the needs of a busy family or those who enjoy hosting guests, finished to high specifications, this unique property is the epitome of sophisticated living.

Garden

This west facing court yard garden is enclosed to three sides and has ample space for shed storage and patio dining and seating areas, a tranquil retreat from the hustle and bustle of daily life and an ideal spot for relaxation.

Location

This property is situated on the south side of New Church Road in a one way street, just moments from the beach, promenade and the ever popular Hove lawns. A regular bus service providing access to all parts of the city and beyond can be found on New Church Road and the Kingsway, Brighton Mainline Station although Hove Station is approximately one mile away with direct and regular service to Gatwick airport and London. Church Road, Portland Road and Richardson Road are nearby where you'll find local shops and eateries.

Additional Information

EPC rating: C

Internal measurement: 1,130 Square feet / 105 Square metres

Tenure: Freehold

Heating: Gas central heating and wood burning stove

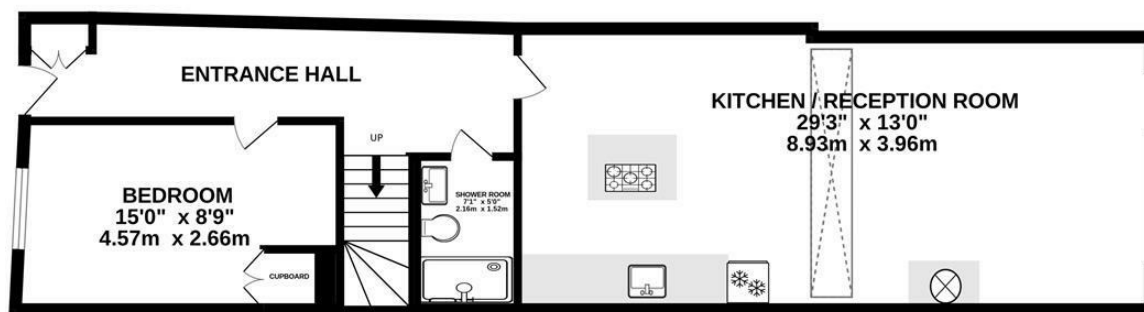
Council tax band: E

Parking zone: R

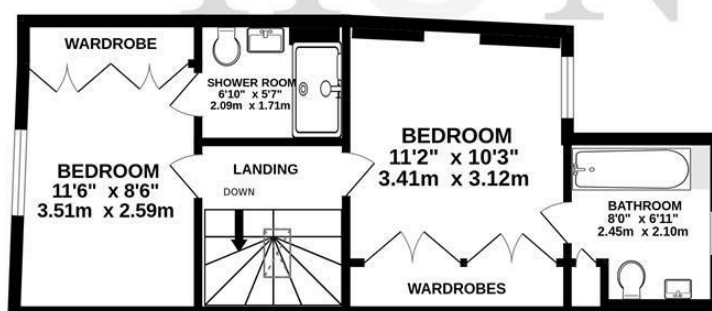




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1130sq.ft. (105.0 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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