



## Westbourne Place, Hove

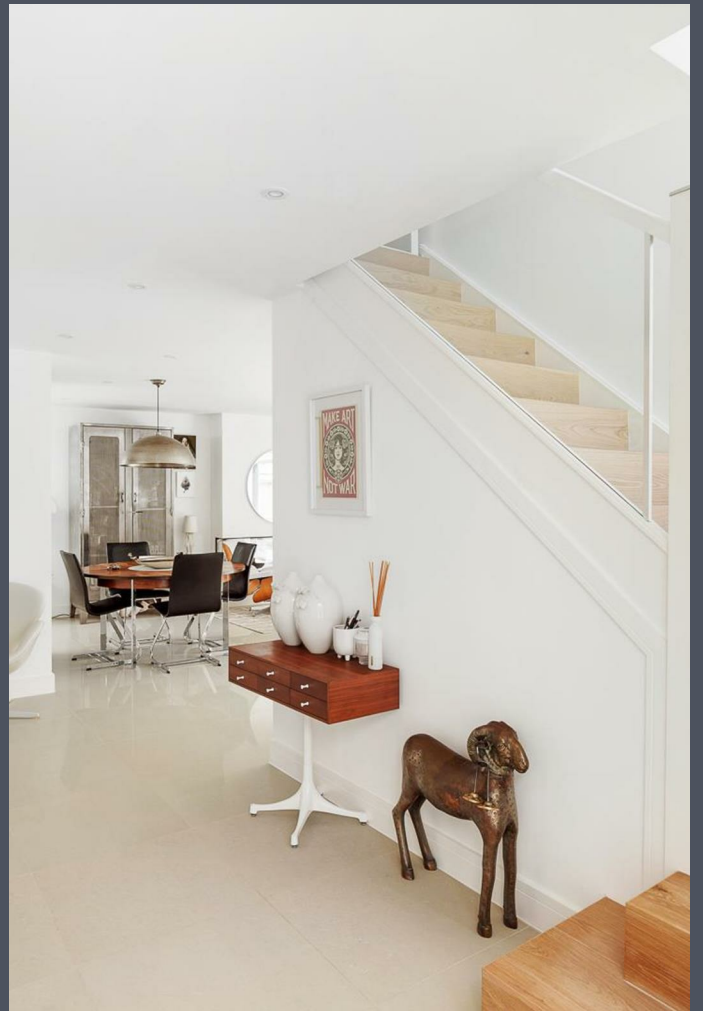
£1,250,000

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## Westbourne Place, Hove, BN3 4GN

An exquisite three double bedroom detached house offering a perfect blend of luxury and sustainability. With three spacious bedrooms and two well-appointed bathrooms, this home is ideal for families or those seeking a serene retreat near the beach.

This sustainable home is designed with comfort in mind, featuring polished floors and underfloor heating throughout the ground floor, ensuring a warm and inviting atmosphere. The property also benefits from secure gated access to off-road parking, a rare find in this sought-after area.

With its luxurious finishes and thoughtful design, this property is a remarkable opportunity for those looking to embrace a sophisticated lifestyle in Hove.

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Upon entering, you are greeted by an entrance hall and reception room that showcases the natural light flowing through the property. The heart of the home is the modern kitchen, equipped with integral appliances and elegant quartz work surfaces, perfect for culinary enthusiasts, there is also a separate utility room adding to the practicality of this space. Remote-controlled skylights enhance the room, allowing for an abundance of natural light that is present throughout this property.

The dual aspect principal bedroom on the first floor is a true highlight, featuring a vaulted ceiling, walk-in dressing room and a charming south facing Juliet balcony. The family bathroom includes a Lusso Japanese soaking bath allowing you to experience ultimate zen and serenity. On the ground floor, a double bedroom with an ensuite shower room, provides convenience and privacy for guests or family members, with an additional separate W.C that adds to this well designed layout.

A delightful outdoor space, the south-west facing garden is ideal for enjoying the sunshine and entertaining guests. Mature mimosa and olive trees are planted to one side and with the white walls and high quality stone paving, you feel transported to the sun-kissed gardens of Southern Europe. The remote controlled sliding gate allows for vehicles to be securely parked within the perimeter of the property, there is also a new storage shed housing a car charging electric point for additional convenience.

### Location

Westbourne Place is located to the South of New Church Road tucked away on a one-way street. The property is just moments from the Beach and trendy Rockwater, and backs on to Princes Square. New Church Road, Portland Road and Richardson Road are nearby where you'll find local shops and eateries. Regular bus services afford access to all parts of the city and beyond. Hove, Portslade and Aldrington stations are within easy reach for the who need to commute with direct links to London.

### Additional Information

EPC rating: B

Internal measurements: 1,370 Sq ft / 127.3 Sqm

Tenure: Freehold

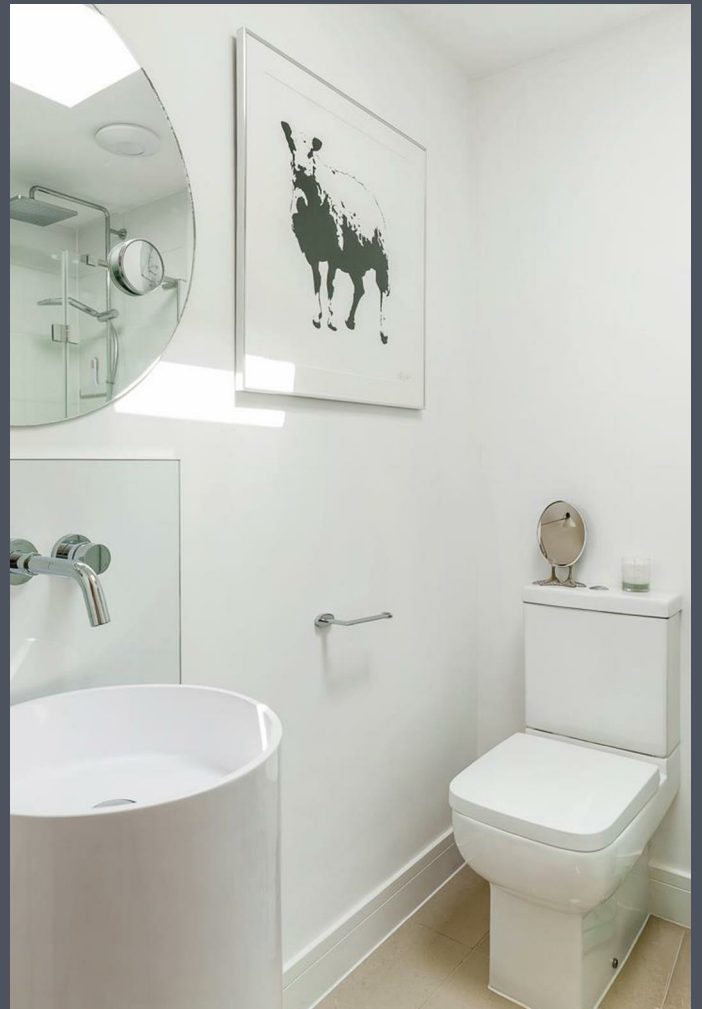
Council tax band: F

Parking zone: R

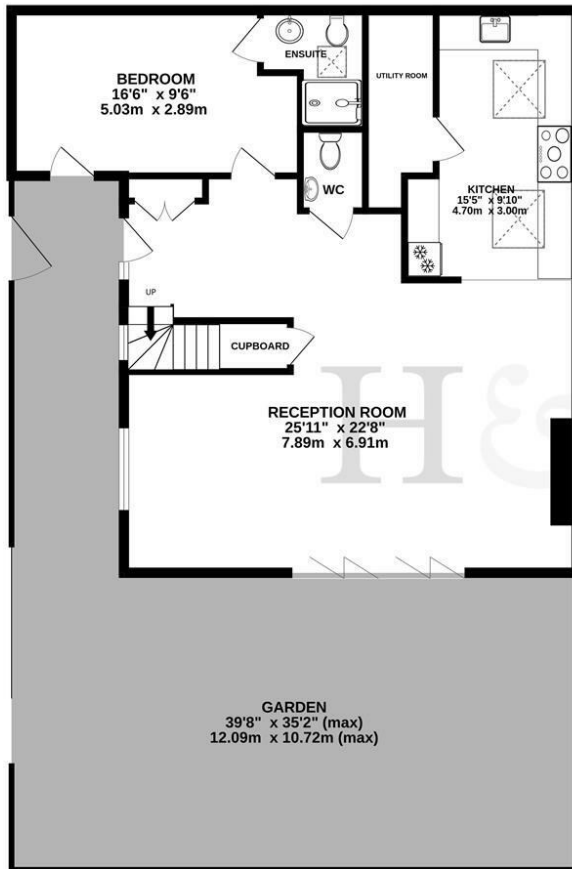




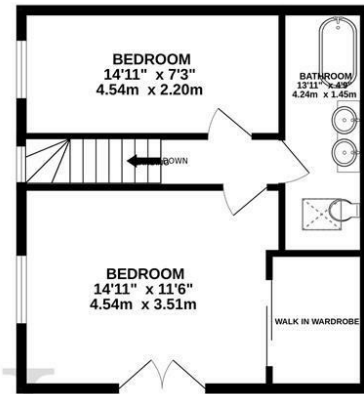




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1370sq. ft. (127.3 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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