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WESTBURY HOUSE

39A

FOSTER
& CO.

Westbourne Villas

Hove, BN3 4GG

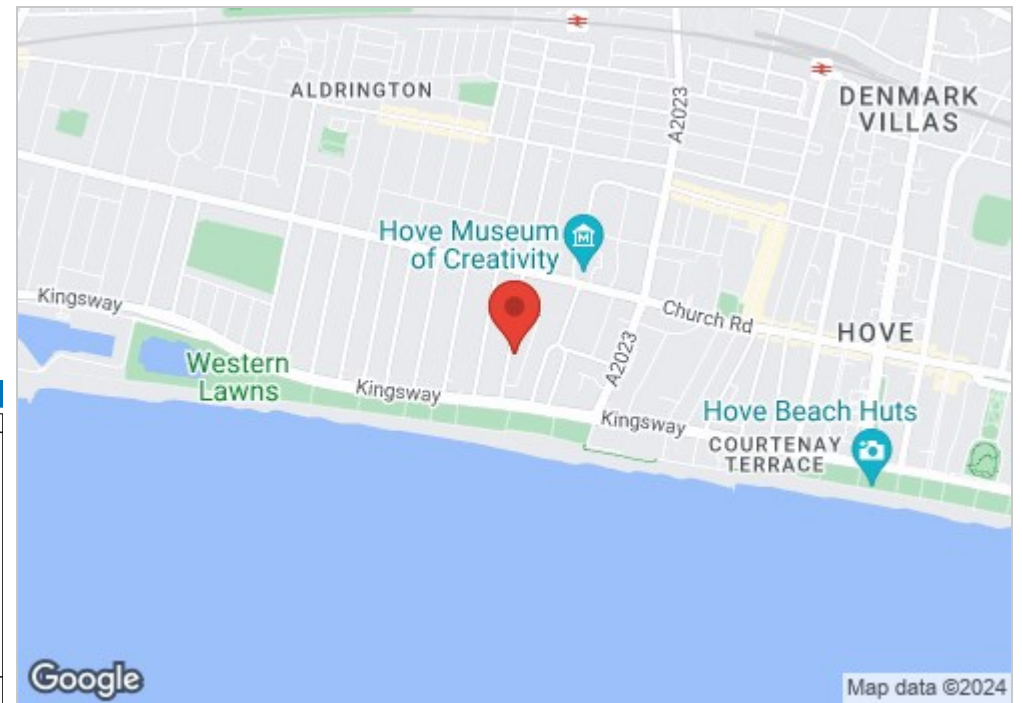
Asking price £1,675,000

This beautifully elegant family home is overwhelmed with character and charm. The house is generously proportioned throughout offering 4 bedrooms (plus attic room) and bright and spacious accommodation with both the living and sleeping areas perfectly balanced for family occupation. Two of the bedrooms are equipped with en-suite bathrooms and there is also a separate family bathroom.

The attic comprises an additional large living area and plenty of eaves storage. The eat-in kitchen has ample space for entertaining and leads onto the rear patio garden, which is a superb area for entertaining on a warm summers day. Also positioned on the ground floor is a dining room/study which can be accessed from the kitchen through double doors or the hallway and a useful utility room which can be entered via the kitchen or from the outside of the front of the house.

Westbourne Villas is a quiet residential road situated between New Church Road and Hove promenade.

A variety of amenities at Church Road and Richardson Road are within walking distance which offer numerous cafés, supermarkets, bars and restaurants. Hove mainline railway station is a short distance offering direct links to London making the location ideal for commuters.



- Four bedroom house
- Off-road parking for two cars
- Kitchen/diner
- Fully Furnished
- Close to Hove Seafront
- Three reception rooms
- Garden
- Sought after location
- Available Immediately
- 2,750 Square Feet

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			
England & Wales		EU Directive 2002/91/EC	

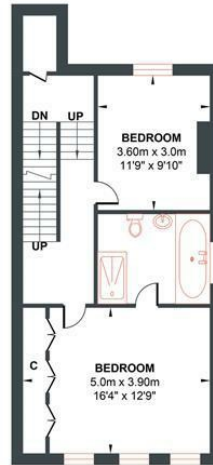
WESTBOURNE VILLAS

Approximate Gross Internal Area = 255.56 sq m / 2750.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



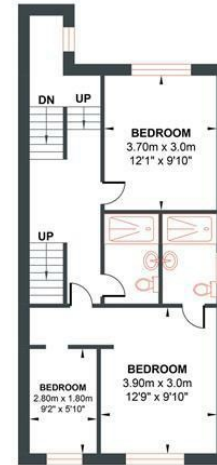
GROUND FLOOR

Approximate Floor Area
1089.09 sq ft
(101.18 sq m)



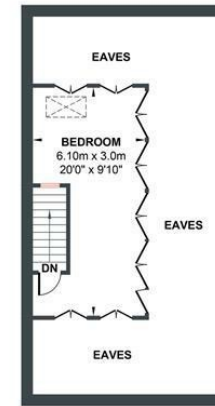
FIRST FLOOR

Approximate Floor Area
559.07 sq ft
(51.94 sq m)



SECOND FLOOR

Approximate Floor Area
559.07 sq ft
(51.94 sq m)



THIRD FLOOR

Approximate Floor Area
543.57 sq ft
(50.50 sq m)



