

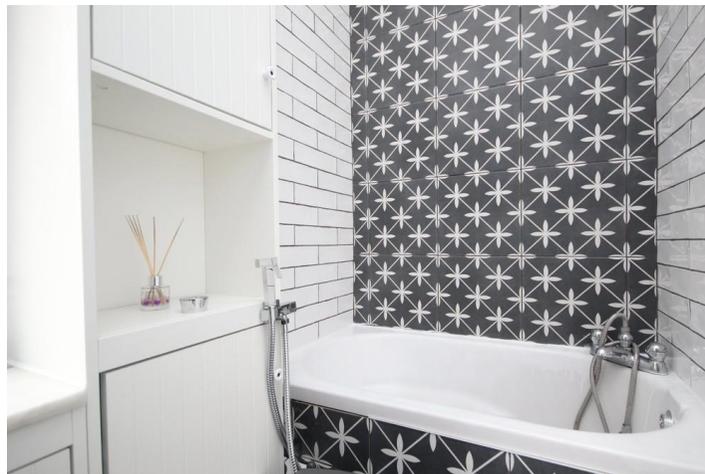


29 Westbourne Street | Hove | | BN3 5PE

Offers In Excess Of **£325,000**



A spacious and bright two double bedroom, two bathroom (one ensuite) maisonette located in sought after Westbourne Street off Portland Road, Hove.



## Key features:

- Maisonette
- Two Double Bedrooms
- Bathroom & Ensuite Shower Room
- Victorian Building
- Open Plan Lounge/ Kitchen
- West Facing Lounge
- Extensive Storage Space
- Popular Residential Street
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 2 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** Occupying the second and third floor of a Victorian building this property benefits from excellent natural light and spacious rooms. The lounge has an open plan kitchen and a westerly aspect with a bay window. The contemporary kitchen comprises a 4 burner gas hob, electric oven, extractor fan, Worcester boiler and space for a fridge freezer. The hallway has a utility cupboard which houses space and plumbing for a washing machine and tumble dryer. The bathroom has been recently refurbished and provides storage, a bathtub, wash basin and WC. The second bedroom is a large double and positioned to the rear of the building and the master with its ensuite shower room is situated on the floor above. The master bedroom benefits from extensive eaves storage and three velux windows.

**LOCATION** Located on a leafy 'one way' residential street situated off Hove's popular Portand Road which hosts many excellent cafe's, shops and pubs. Aldrington train station and Hove seafront are within 1km in distance.

**TENURE** Lease - Contact for further details

Maintenance - £1200 per annum

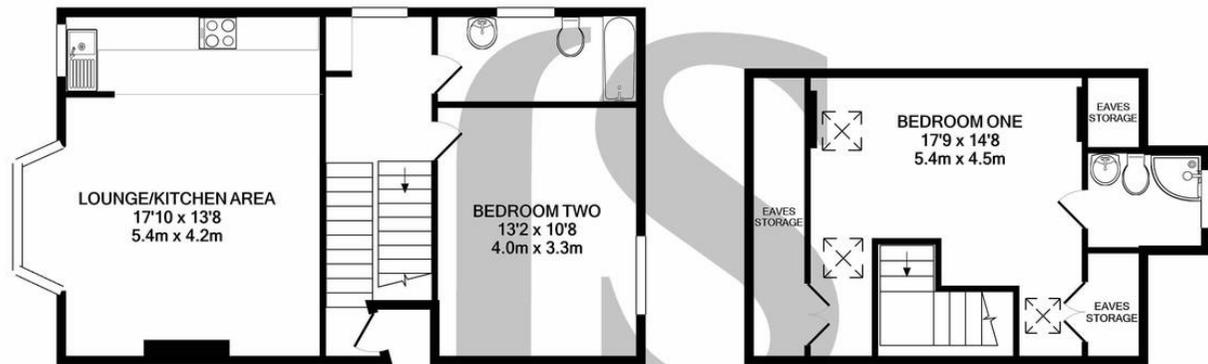
Ground Rent - £100 per annum

**LOUNGE/ KITCHEN** 17' 10" x 13' 8" (5.44m x 4.17m)

**BEDROOM ONE** 17' 9" x 14' 8" (5.41m x 4.47m)

**BEDROOM TWO** 13' 2" x 10' 8" (4.01m x 3.25m)



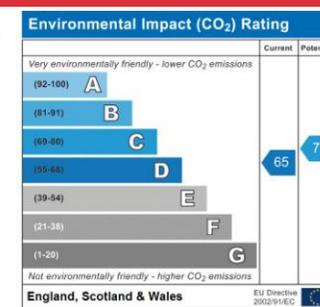
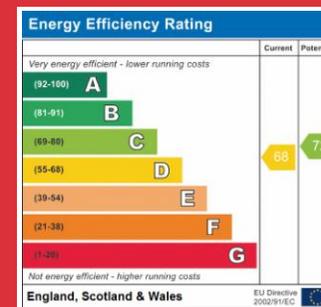


SECOND FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)

TOP FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 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 as to their operability or efficiency can be given  
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## Property Details:

Floor Area: ( ) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.