

Westbourne Street  
Hove  
BN3 5FA



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



# 101 Westbourne Street

## £425,000 Freehold

### Poet's Corner Hove

Starting Bid £425,000. Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

End of terrace house in the popular Poet's Corner area of Hove. Within easy reach of Aldrington and Hove stations it has great transport links to London and Brighton. The location benefits from the convenience of local amenities, shops and restaurants on nearby Portland Road and Church Road. The accommodation offers through living room/dining room, two double bedrooms, spacious bathroom and kitchen overlooking courtyard patio garden.

### Hall

Entrance on Cowper Street to small hall which leads through to the living area ahead and the stairs to the left.

### Living Area/Dining Room

Spacious lounge and dining area with bay window to the front and door leading to

### Kitchen

Kitchen with under stair storage cupboard that leads to an inaccessible cellar. Wooden units and sink area over looking the courtyard garden.

### Bathroom

Stairs leading up to a mezzanine floor from the hall. Bathroom has built in bath with shower, basin area with storage, part tiled walls and WC.

### Bedroom

Four steps up to double bedroom with window overlooking rear patio garden.

### Bedroom

Main double bedroom with bay window at front and exposed brick wall to the right.

### Garden

Rear courtyard patio with side gate entrance to Cowper Street and built in storage cupboard.

### Tenure

Freehold

### EPC

EPC Rating D

### Council Tax Band

Brighton & Hove Council Tax Band C

### Parking Zone R

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

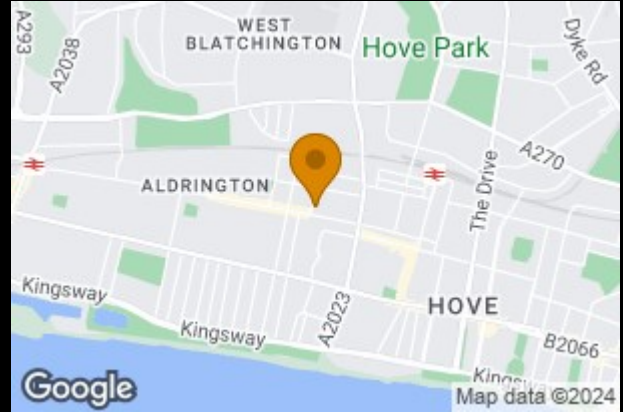
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time

Local Authority  
Brighton and Hove

Council Tax Band  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### 101 Westbourne Street, Hove

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft  
(Excluding Outside Storage)

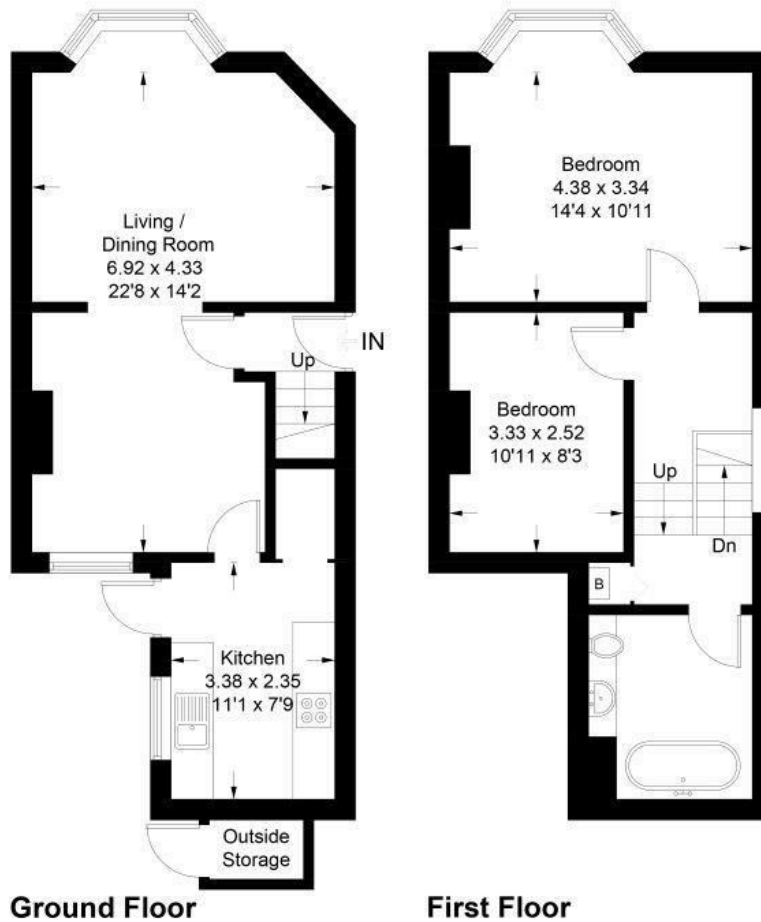


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028438)

# CALLAWAYS

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SALES & LETTINGS



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