



## 107 WESTBOURNE STREET HOVE, BN3 5FA

£250,000  
LEASEHOLD

Fantastic ground floor apartment with rear patio garden. This great property offers spacious accommodation comprising; good sized lounge, separate fitted kitchen, double bedroom with fitted wardrobes and bay windows, shower room and WC. Additional benefits include low maintenance patio garden, a long lease and no onward chain.

Poets Corner has become one of the most popular spots in the City with a range of shops, cafes and great local pubs in the area. Central Hove and the seafront are an easy walk away whilst regular busses provide access into the City centre and surrounding areas. Commuters will enjoy being moments away from both Aldrington Station and Hove Mainline Station offering regular and direct links to London.

Nicholas  
James

SALES LETTINGS AUCTIONS



Westbourne Street, Hove  
Total Area: 34.3 m<sup>2</sup> ... 369 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS