



Westbourne Street, Hove, BN3 5PH
£800,000 - £825,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A beautifully presented and versatile three-story, bay-fronted Victorian family home, offering four double bedrooms and a good-sized south-west facing garden. Situated in this highly desired residential location in central Hove, early and internal inspection is highly recommended.





Further Information

The property is approached via a small formal area, leading to two entrances at both ground and garden level. Upon entering the property on the ground floor, you are met by a split-level reception hallway, featuring original ceiling corbels and decorative coving. From here, there are two double bedrooms and a spacious family bathroom with period fireplace. To the first floor, there is a spacious landing boasting a beautiful west-facing stained-glass window and access to the loft space. From here, there are two spacious bedrooms - both benefiting from feature fireplaces and built-in storage wardrobes.

On the lower ground floor, there is a private street entrance that opens into a lobby area, leading into the fantastic open-plan living space. The living area features solid wooden flooring, built-in shelving, under-stair storage, and recessed spotlights. The adjoining kitchen is fitted with modern white gloss units, stainless steel appliances, and a gas hob, with plenty of space for an upright fridge freezer. The kitchen also benefits from solid wooden flooring, recessed spotlights, and glazed double doors that open out to the rear garden.

The southwest-facing rear garden has been beautifully landscaped with raised flower beds, a paved patio area, outdoor tap, garden shed, and is enclosed by flint and brick walls.

Westbourne Street in Hove is situated in the desirable Poets Corner area, known for its charming Victorian homes and vibrant community. The area offers excellent access to local amenities, including shops, cafes, and bus services that connect to various parts of the city. Hove's seafront, as well as popular streets like George Street and Blatchington Road, are within easy walking distance, offering a variety of shopping and dining options. The nearby Hove station provides vital commuter links to London and Gatwick, making it ideal for professionals. Close proximity to good schools also makes this area a prime location for families.



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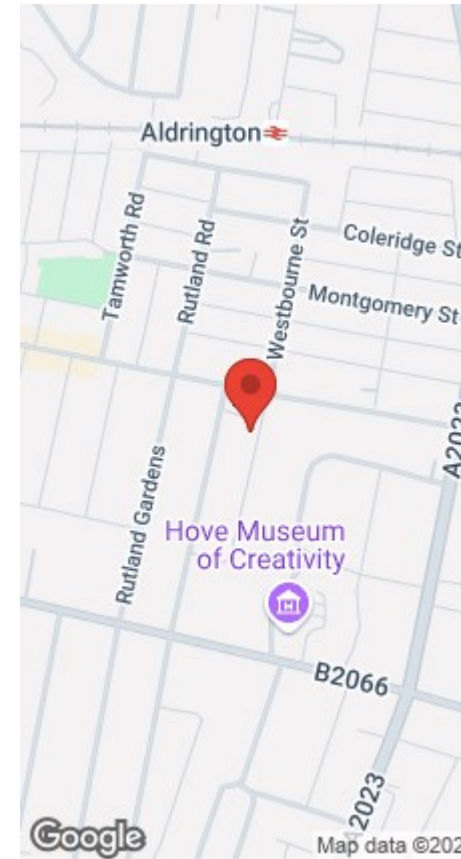
Lower Ground Floor
Approximate Floor Area
512.25 sq ft
(47.59 sq m)

Ground Floor
Approximate Floor Area
485.77 sq ft
(45.13 sq m)

First Floor
Approximate Floor Area
392.55 sq ft
(36.47 sq m)



Approximate Gross Internal Area = 129.19 sq m / 1390.57 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

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