



# 118 Westbourne Street

Hove, BN3 5FA

**Asking price £550,000**

Nestled in the sought-after Poets Corner district of Hove, this three-bedroom mid-terraced Victorian home blends period character with contemporary style. Featuring an extended kitchen and a lovely west-facing garden, the property enjoys a prime location close to excellent schools, independent shops, cafes, and superb transport links.

Downstairs, the property offers a separate lounge and separate dining room, with the potential to combine the two spaces which is an option often seen in other Poets Houses to create a more open-plan feel. The kitchen has already been extended, but there is still scope for a side return extension, allowing for further expansion and a more spacious layout.

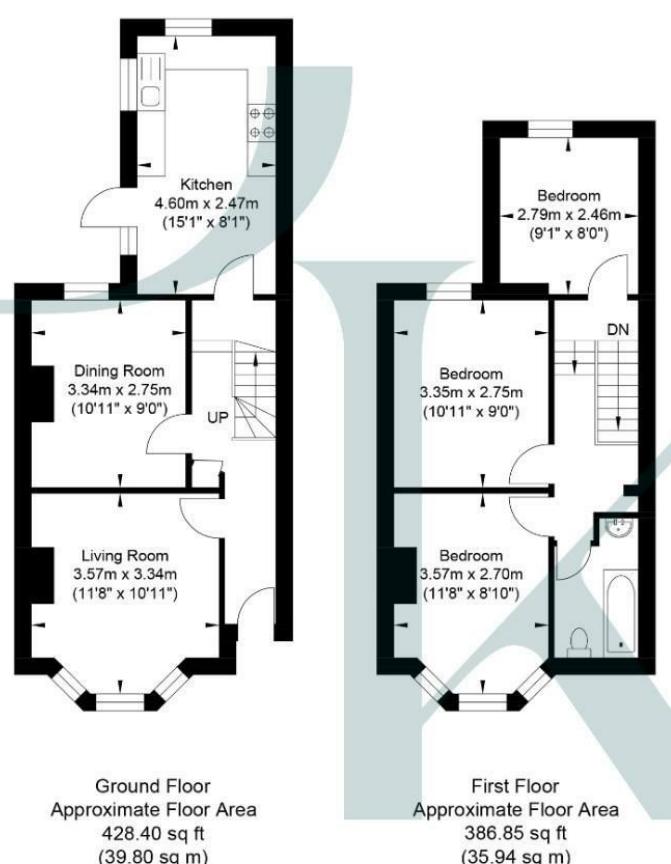
Upstairs, the property offers three bedrooms along with a family bathroom. For those seeking additional space, there is excellent potential to convert the loft (subject to the necessary permissions), with the possibility of creating another bedroom and an additional shower room.

Outside, the west facing walled garden offers plenty of sunshine and the perfect space for enjoying some outside dining and hosting friends and family.

Ideally positioned on Westbourne Street, this home is just moments from the vibrant cafes, eateries, and boutiques of Portland Road, while Hove seafront is also within easy walking distance. Excellent local schools are nearby, and commuters will appreciate the close proximity to both Aldrington and Hove railway stations, offering direct links to London and Gatwick.



## Westbourne Street



Ground Floor  
Approximate Floor Area  
428.40 sq ft  
(39.80 sq m)

First Floor  
Approximate Floor Area  
386.85 sq ft  
(35.94 sq m)



Approximate Gross Internal Area = 75.74 sq m / 815.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		67
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Pearson Keehan**