



Westbourne Villas, BN3  
£400,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings



## INTRODUCING

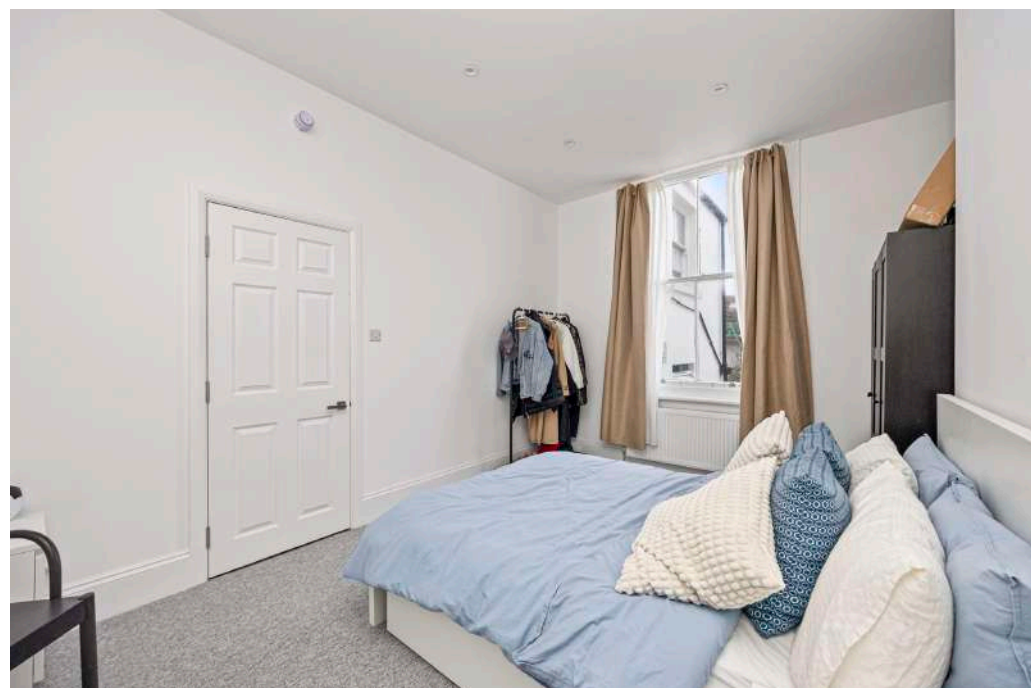
# Westbourne Villas, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room | 686 sq ft |

Moments from Hove Seafront

Nestled within a handsome Victorian townhouse, this exquisite two-bedroom first-floor apartment at 12 Westbourne Villas offers a superb opportunity to acquire a stylish home in one of East Sussex's most desirable locations. Recently redecorated to a high standard and featuring brand-new carpets throughout, this property is ready for immediate occupation, presenting a fresh and inviting atmosphere from the moment you step inside.

The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. The thoughtful layout includes a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. The single bathroom is tastefully appointed, complementing the overall contemporary feel of the residence.



One of the most compelling aspects of this property is its enviable location. Situated just moments from the iconic Hove Seafront and the picturesque Lawns, residents can enjoy leisurely strolls along the promenade, invigorating sea air, and stunning coastal views right on their doorstep. The vibrant local area offers an array of independent shops, cafes, and restaurants, catering to every taste and convenience.

For those who commute or enjoy exploring the wider region, the apartment benefits from excellent transport links. Nearby bus routes and train stations provide easy access to Brighton city centre and beyond, making daily travel effortless. Families will particularly appreciate the highly sought-after school catchment area, offering access to some of the region's most reputable educational institutions, a significant advantage for any prospective buyer.

The architectural charm of the Victorian townhouse, combined with the modern interior updates, creates a unique blend of period elegance and contemporary living. High ceilings and large windows allow natural light to flood the rooms, enhancing the sense of space and airiness. The neutral decor provides a versatile canvas, allowing new owners to infuse their personal style effortlessly.

This property represents an ideal purchase for first-time buyers, couples, or those seeking a sophisticated seaside retreat. Its prime location, coupled with the recent refurbishment, ensures a comfortable and convenient lifestyle. With a listing price of £400,000, this apartment offers exceptional value in a highly competitive market. Early viewing is strongly recommended to fully appreciate the quality and appeal of this charming Hove residence.





### OWNER'S THOUGHTS:

"This is a great home or investment. The location is ideal for year-round beach walks, and with so much accessible on foot, you rarely need to use the car. The neighbours and local community are fantastic—we are sad to let it go."

### Education:

**Primary:** West Hove Primary, St Andrew's CofE

**Secondary:** Hove Park, Blatchington Mill, Cardinal Newman RC

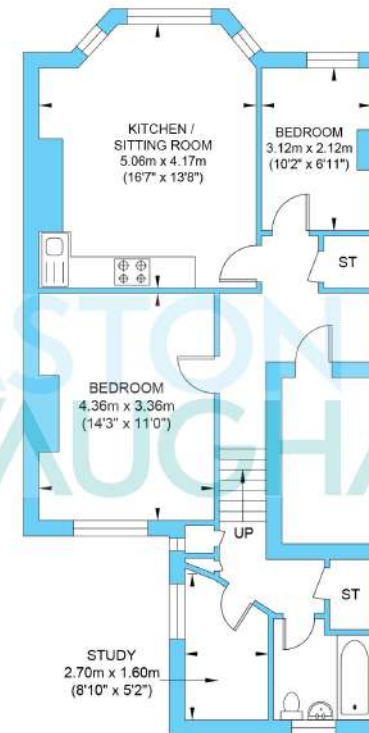
**Private:** Brighton College, St Christopher's

### Good to Know:

Westbourne Villas enjoys a reputation as one of Central Hove's most prestigious roads—wide, elegant and leading directly to the sea. Hove's beaches are among the cleanest on the South Coast, offering plenty of space for swimming, picnics and outdoor recreation.

With independent cafés, gastropubs and the vibrant amenities of Church Road and Poets Corner nearby, plus excellent transport links and abundant coastal green spaces, this sunny first-floor apartment will appeal to professionals, commuters and investors alike.

## Westbourne Villas



Ground Floor  
Approximate Floor Area  
686.84 sq ft  
(63.81 sq m)



Approximate Gross Internal Area = 63.81 sq m / 686.84 sq ft  
Information for identification purposes only, measurements are approximate, not to scale